

RESOLUTION NO. 18-12

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, SETTING FORTH FINDINGS IN SUPPORT OF THE EXISTENCE OF ADDITIONAL AREAS WITHIN THE CORPORATE LIMITS OF THE CITY OF APACHE JUNCTION THAT QUALIFY FOR REDEVELOPMENT PURSUANT TO ARIZONA REVISED STATUTES § 36-1471, *ET SEQ.*; AND ESTABLISHING THE OLD WEST HIGHWAY REDEVELOPMENT AREA.

WHEREAS, Arizona Revised Statutes Annotated ("A.R.S.") § 36-1471, *et seq.*, provides for redevelopment of certain areas within municipalities to facilitate and assist in redevelopment of commercial areas; and

WHEREAS, certain findings of necessity are required to be made by the local governing body of a municipality prior to the exercise of the power granted by A.R.S. § 36-1473; and

WHEREAS, the majority of the residential and nonresidential structures within the boundaries of the area described in Exhibit A and depicted on the map in Exhibit B, are incorporated as part of this resolution, and meet the criteria for blighted or slum areas as defined under A.R.S. § 36-1741(2) and (18), respectively; and

WHEREAS, diversity of ownership within the described area forestalls the assemblage of lots into parcels suitable for redevelopment; and

WHEREAS, the platting of said lots within the described mapped area is minimal; and

WHEREAS, there is faulty lot layout in relation to size, adequacy, accessibility or usefulness in the area; and

WHEREAS, there is a dominance of defective or inadequate street layout in the area; and

WHEREAS, the combination of the above-mentioned factors causes the following effect:

1. Substantial impairment of the economic growth of a central business district in the City of Apache Junction,

Arizona ("City"), by negatively impacting the orderly expansion of the area and limiting job opportunities in the area; and

2. Discouragement of developing housing facilities by preventing the redevelopment of a beneficial and usable combination of new units; and

WHEREAS, on July 7, 1998, the City established the Crossroads Redevelopment Area ("CRA") by adopting Resolution No. 98-20, and on May 6, 2008, reaffirmed the 1998 adoption; and

WHEREAS, on the same date, the City adopted the CRA plan pursuant to Resolution No. 08-07; and

WHEREAS, on May 16, 2000 the City established the Meridian Redevelopment Area ("MRA") by adopting Resolution No. 00-09; and

WHEREAS, on May 16, 2000, the mayor and city council passed and adopted Resolution 00-10 establishing the City's first and only Single Central Business District ("SCBD") with boundaries roughly along Apache Trail from Winchester Road to Meridian Drive inclusive of the downtown core; and

WHEREAS, on August 6, 2012 the City established the Apache Trail Redevelopment Area ("ATRA") by adopting Resolution No. 12-28; and

WHEREAS, on September 4, 2012, the City rescinded Resolution No. 00-09, the Meridian Redevelopment Area by adopting Resolution No. 12-29; and

WHEREAS, on November 19, 2013, the City reaffirmed the CRA and the plan by adopting Resolution No. 13-35; and

WHEREAS, on May 1, 2018, the mayor and city council held a public hearing on the Old West Highway Redevelopment Area ("OWH-RA"); and

WHEREAS, on May 1, 2018, the mayor and city council reestablished the SCBD within the OWH-RA and rescinded Resolution No. 00-10; and

WHEREAS, the owners of all real property within the proposed boundaries of the OWH-RA have been notified by 1st class United States mail of the public hearing and proposed findings.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA AS FOLLOWS:

1) The mayor and city council find that blighted or slum redevelopment areas, as defined under Arizona Revised Statutes § 36-1471(2) and (18), respectively, hereby exist within the corporate limits of the City of Apache Junction.

2) Such area is described in Exhibit A and graphically depicted in Exhibit B, both of which are attached hereto and incorporated by reference. Said area shall be referred to as the Old West Highway Redevelopment Area or "OWH-RA".

3) The OWH-RA is in need of redevelopment and is necessary in the interest of the public health, safety, morals or welfare of the residents of the City of Apache Junction.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, THIS _____ DAY OF _____, 2018.

SIGNED AND ATTESTED TO THIS _____ DAY OF _____, 2018.

JEFF SERDY
Mayor

ATTEST:

KATHLEEN CONNELLY
City Clerk

APPROVED AS TO FORM:

RICHARD J. STERN
City Attorney

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land located within Sections 17, 20, 21, 27, and 28, T 1 N, R 8 E, of the G&SRB&M, more particularly described as follows:

Beginning at a point bearing South 0°12'16" East, 1,318.19 feet from the Northwest Corner of Section 21, being the TRUE POINT OF BEGINNING;

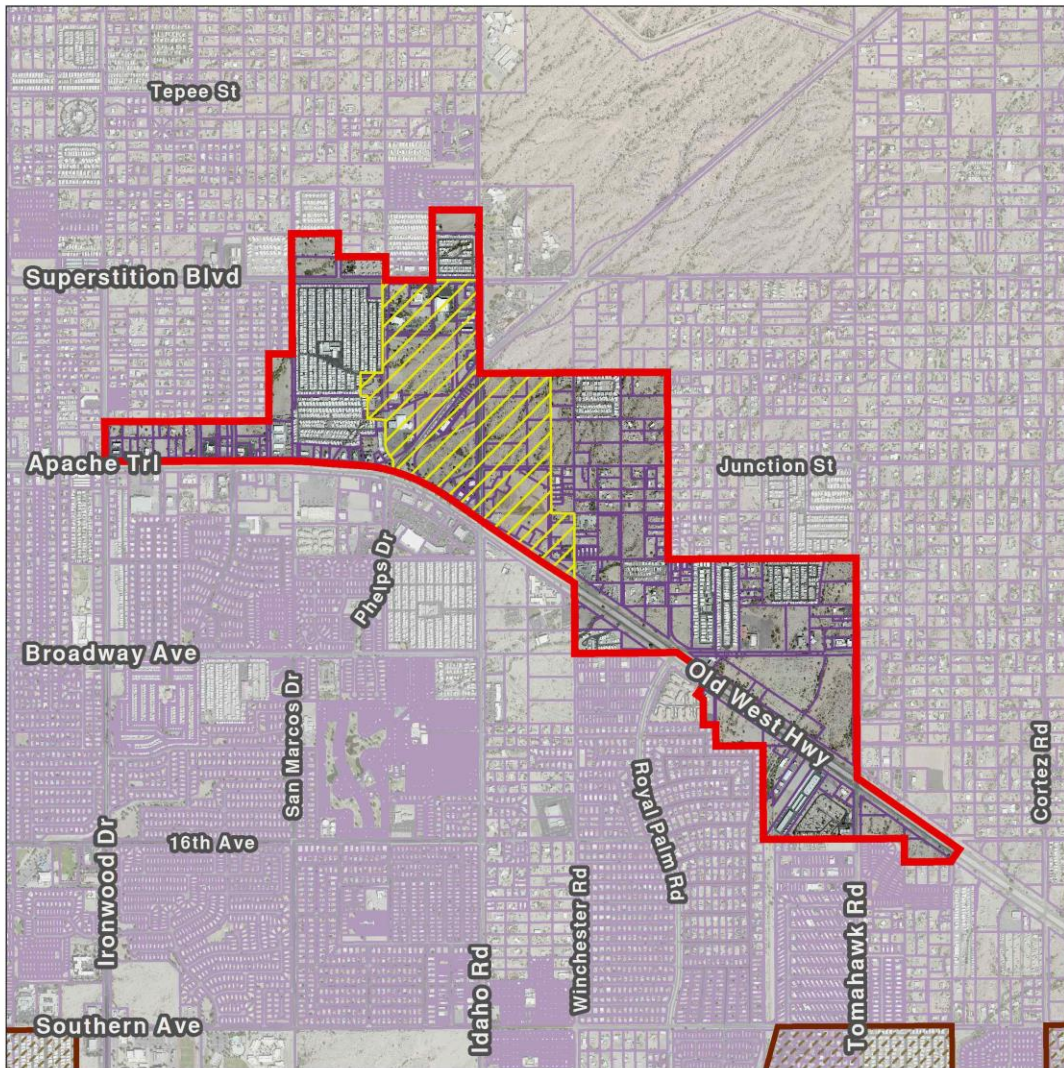
THENCE North 88°04'41" East, 53.25 feet to a point;
THENCE North 89°39'46" East, 1,269.12 feet to a point;
THENCE North 89°35'58" East, 660.83 feet to a point;
THENCE North 89°36'10" East, 660.71 feet to a point;
THENCE South 0°14'20" East, 1,317.46 feet to a point;
THENCE South 0°10'50" East, 1,319.09 feet to a point;
THENCE North 89°37'54" East, 1,322.56 feet to a point;
THENCE North 89°38'03" East, 1,321.30 feet to a point;
THENCE South 0°12'54" East, 1,318.76 feet to a point;
THENCE South 0°15'14" East, 1,320.35 feet to a point;
THENCE South 0°12'23" East, 435.99 feet to a point;
THENCE South 0°10'43" East, 26.64 feet to a point;
THENCE South 55°14'49" East, 544.44 feet to a point;
THENCE South 55°07'48" East, 426.68 feet to a point;
THENCE South 55°07'49" East, 462.46 feet to a point;
THENCE South 55°18'17" East, 325.19 feet to a point;
THENCE South 33°19'23" West, 100.40 feet to a point;
THENCE South 33°19'25" West, 63.49 feet to a point;
THENCE South 32°02'33" West, 49.06 feet to a point;
THENCE South 89°43'05" West, 662.02 feet to a point;
THENCE North 0°17'47" West, 330.06 feet to a point;
THENCE South 89°44'19" West, 661.83 feet to a point;
THENCE South 89°40'40" West, 1,320.76 feet to a point;
THENCE North 0°13'24" West, 1,318.70 feet to a point;
THENCE South 89°43'18" West, 660.77 feet to a point;
THENCE North 0°19'08" West, 299.55 feet to a point;
THENCE South 89°41'26" West, 140.82 feet to a point;
THENCE South 89°41'15" West, 38.12 feet to a point;
THENCE North 0°04'19" West, 20.09 feet to a point;
THENCE North 0°00'11" West, 342.96 feet to a point;
THENCE North 54°58'02" West, 109.71 feet to a point;
THENCE North 34°39'28" East, 122.58 feet to a point;
THENCE North 35°40'57" East, 204.31 feet to a point;
THENCE North 55°02'02" West, 569.18 feet to a point;
THENCE South 89°40'43" West, 6.84 feet to a point;
THENCE South 89°35'30" West, 772.85 feet to a point;
THENCE South 89°30'33" West, 196.20 feet to a point;

THENCE South 89°29'23" West, 463.74 feet to a point;
THENCE North 0°14'25" West, 660.63 feet to a point;
THENCE North 0°15'02" West, 332.98 feet to a point;
THENCE North 57°14'48" West, 408.89 feet to a point;
THENCE North 57°14'47" West, 183.24 feet to a point;
THENCE North 55°51'30" West, 856.22 feet to a point;
THENCE North 53°47'50" West, 139.05 feet to a point;
THENCE North 53°47'51" West, 139.33 feet to a point;
THENCE North 55°23'43" West, 462.84 feet to a point;
THENCE North 56°18'37" West, 79.33 feet to a point;
THENCE North 58°36'32" West, 80.03 feet to a point;
THENCE North 61°06'49" West, 76.70 feet to a point;
THENCE North 62°01'13" West, 83.92 feet to a point;
THENCE North 63°00'15" West, 68.87 feet to a point;
THENCE North 65°24'34" West, 75.13 feet to a point;
THENCE North 67°13'04" West, 125.59 feet to a point;
THENCE North 70°56'31" West, 67.38 feet to a point;
THENCE North 70°56'28" West, 67.38 feet to a point;
THENCE North 71°07'07" West, 72.13 feet to a point;
THENCE North 73°36'40" West, 56.80 feet to a point;
THENCE North 74°44'39" West, 66.01 feet to a point;
THENCE North 77°28'15" West, 64.05 feet to a point;
THENCE North 79°30'30" West, 63.59 feet to a point;
THENCE North 80°20'23" West, 55.21 feet to a point;
THENCE North 82°24'19" West, 52.57 feet to a point;
THENCE North 84°03'13" West, 55.88 feet to a point;
THENCE North 84°55'14" West, 52.31 feet to a point;
THENCE North 85°54'50" West, 81.26 feet to a point;
THENCE North 86°02'59" West, 369.80 feet to a point;
THENCE North 85°56'40" West, 311.11 feet to a point;
THENCE North 86°49'54" West, 125.71 feet to a point;
THENCE North 88°27'46" West, 5.78 feet to a point;
THENCE North 88°27'04" West, 122.79 feet to a point;
THENCE North 89°05'26" West, 218.88 feet to a point;
THENCE South 89°54'54" West, 81.89 feet to a point;
THENCE South 89°54'56" West, 487.93 feet to a point;
THENCE South 89°54'56" West, 213.87 feet to a point;
THENCE South 89°46'04" West, 283.21 feet to a point;
THENCE South 89°46'03" West, 505.83 feet to a point;
THENCE South 89°46'02" West, 66.92 feet to a point;
THENCE South 89°45'34" West, 748.46 feet to a point;
THENCE North 0°16'29" West, 346.60 feet to a point;
THENCE North 0°16'32" West, 213.75 feet to a point;
THENCE North 89°44'34" East, 660.29 feet to a point;
THENCE North 89°46'23" East, 660.07 feet to a point;
THENCE North 89°41'13" East, 247.55 feet to a point;
THENCE North 89°42'41" East, 247.55 feet to a point;
THENCE North 89°42'36" East, 247.55 feet to a point;

THENCE North 89°42'36" East, 247.55 feet to a point;
THENCE North 0°15'00" West, 943.65 feet to a point;
THENCE South 89°53'19" East, 19.60 feet to a point;
THENCE South 89°53'00" East, 136.07 feet to a point;
THENCE South 89°55'43" East, 174.67 feet to a point;
THENCE North 0°16'44" West, 1,039.67 feet to a point;
THENCE North 0°16'46" West, 329.96 feet to a point;
THENCE North 0°16'41" West, 329.96 feet to a point;
THENCE North 89°54'20" East, 660.06 feet to a point;
THENCE South 0°19'14" East, 330.04 feet to a point;
THENCE North 89°54'32" East, 32.99 feet to a point;
THENCE North 89°51'14" East, 296.78 feet to a point;
THENCE North 89°53'58" East, 297.04 feet to a point;
THENCE North 89°53'58" East, 33.50 feet to a point;
THENCE South 0°38'13" East, 329.66 feet to a point;
THENCE North 89°57'22" East, 657.44 feet to a point;
THENCE North 0°13'35" West, 49.89 feet to a point;
THENCE North 0°15'57" West, 939.94 feet to a point;
THENCE North 89°55'19" East, 660.14 feet to a point;
THENCE South 0°15'29" East, 989.74 feet;
THENCE South 0°12'59" East, 242.52 feet to a point;
THENCE South 0°15'07" East, 947.92 feet to a point;
THENCE South 0°10'14" West, 127.75 feet to the TRUE POINT OF
BEGINNING;

Containing 27,837,032.32 square feet, or 639.05 acres, more or
less.

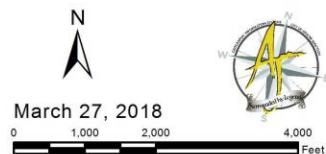
EXHIBIT B



City of Apache Junction Old West Redevelopment Area

- LEGEND**
- Subject Site
 - Parcel
 - Downtown Core

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 are approximate and may not reflect the exact position or alignment of parcel lines, roadway center lines, or easement lines.



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