

RESOLUTION NO. 19-13

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, APPROVING A PRELIMINARY SUBDIVISION PLAT FOR THE "GOLDVIEW" SUB-DIVISION, IN CASE SD-2-18, BY MCMILLAN MANUFACTURED HOME DEVELOPMENT CO. LLC AND LENNAR HOMES, REPRESENTED BY RALPH PEW OF PEW AND LAKE.

WHEREAS, the subdivider in Case SD-2-18 proposes to subdivide Pinal County Assessor parcel numbers 103-23-002A, approximately 38 gross acres (collectively, the "subject property"), into approximately 179 residential lots for a single-family homes subdivision to be called Goldview, pursuant to Arizona Revised Statutes ("ARS") 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, Section 1-5-1, Residential Use Regulations and Article 1-4, Zoning Districts, Section 1-4-3, Planned Development ("PD") Overlay District, and Chapter 2, Subdivision Regulations; and

WHEREAS, on April 23, 2019, the Planning and Zoning Commission held a public hearing regarding the preliminary plat for case SD-2-18 and recommended approval of Goldview by a vote of 7-0, with conditions; and

WHEREAS, the Council finds this preliminary subdivision plat to be in compliance with the Apache Junction City Code, Volume II, Land Development Code, Chapter 1, Zoning Ordinance and Chapter 2, Subdivision Regulations, and subject to the conditions recommended by the city's planning and zoning commission in rezoning case PZ-5-18; and

WHEREAS, the property proposed to be developed with the Goldview Subdivision is legally described as follows:

A parcel of land in the Northeast half of the Northeast quarter of Section 34, Township 1 North, Range 8 East, lying southwest of the Right-of-way line of US HWY 60-80-89 exactly 50' thereof Section 34, Township 1 North, Range 8 East.

The property is also known as Pinal County Assessor Parcel #103-23-002A;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Apache Junction, Arizona, that:

The preliminary subdivision plat for Goldview Subdivision, case SD-2-18, is approved subject to the following conditions:

- 1) The project shall be developed in accordance with the plans attached and associated to this case and all the provisions of the Zoning Ordinance applicable to this case.
- 2) All conditions of approval for the RS-5/PD-zoned property as approved pursuant to planned development rezoning case PZ-5-18 shall govern the design and subsequent improvements of the Final Subdivision Plat.
- 3) Within one year of Preliminary Subdivision Plat approval, the developer shall submit for formal review, the Final Subdivision Plat and improvement plans for the proposed subdivision. Said final plat and improvement plans shall reflect substantial compliance with the preliminary plat insofar as general layout, number of lots, location of natural and man-made amenity features and areas, and internal and external streets and connectivity.
- 4) The Conditions, Covenants and Restrictions for Goldview shall also include provisions to address the following: establishing a uniform system for garbage pick-up and mail-delivery; and specifying that the homeowners association is perpetually responsible for the maintenance and upkeep of all common areas and facilities, fencing and landscape improvements both internal and along the outside perimeter of the subdivision.
- 5) The developer shall work with and coordinate separately with all known utility companies which serve Apache Junction, to provide necessary services to the site and to relinquish and/or relocate utility easements as needed, prior to or upon final plat approval.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
APACHE JUNCTION, ARIZONA, THIS _____ DAY OF _____, 2019.

SIGNED AND ATTESTED TO THIS _____ DAY OF _____,
2019.

JEFF SERDY
Mayor

ATTEST:

KATHLEEN CONNELLY
City Clerk

APPROVED AS TO FORM:

RICHARD J. STERN
City Attorney