

RESOLUTION NO. 20-01

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, APPROVING A FINAL SUBDIVISION PLAT FOR "GOLDVIEW SUBDIVISION", IN CASE SD-2-18, BY LENNAR CORPORATION, REPRESENTED BY DENNIS ROBERTS.

WHEREAS, the subdivider in Case SD-2-18 proposes to plat a subdivision for 179 detached single-family homes under the name "Goldview Subdivision", pursuant to Arizona Revised Statutes ("A.R.S.") Title 9, Chapter 4, Article 6.2; and pursuant to Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-4: Zoning Districts, Section 1-15-6 RS-5/PD Single-Family Residence Zone; Article 1-19 Planned Development Zoning District; and Chapter 2: Subdivision and Minor Land Division Regulations; and,

WHEREAS, the property is legally described as follows:

The Northeast Quarter of the Northeast Quarter of Section 34. Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;
Except that portion of said property lying North of U.S. Highway 60-80-89 bisecting the said parcel in and through the Northeast corner thereof; and
Except the 50.00 feet of said Northeast Quarter of the Northeast Quarter lying South of the Southwesterly right-of-way line of U.S. Highway 60-80-89 as conveyed to the State of Arizona in docket 1553 page 25.
Except a portion of land within the Northeast Quarter dedicated as public right-of-way per state document Resolution No. 08-05.

WHEREAS, on April 23, 2019, the mayor and city council of the City of Apache Junction approved planned development rezoning case PZ-5-18, Ordinance No. 1473, approving the RS-5/PD zoning and planned development concept plan for the approximately 35 gross-acre property, upon a recommendation for approval with conditions from the planning and zoning commission; and

WHEREAS, on October April 23, 2019, the mayor and city council approved the preliminary plat for the "Goldview Subdivision", case SD-2-18, Resolution No. 19-43, upon a recommendation of approval with conditions from the planning and zoning commission; and

WHEREAS, the council now finds the final plat for "Goldview Subdivision" to be in substantial compliance with 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 1-4: Zoning Districts, Section 1-15-6 RS-5/PD Single-Family Residence Zone, Article 1-19 Planned Development Zoning District, Chapter 2: Subdivision and Minor Land Division Regulations, and Ordinance No. 1473.

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

The final plat for "Goldview Subdivision" is hereby approved, subject to the following conditions:

- 1) The final plat map shall not be recorded until the developer submits the following items to the city's public works engineering and development services departments:
 - a) Subdivision improvement plans drawings incorporating all requested revisions; and
 - b) Subdivision final plat mylar drawings incorporating all requested revisions; and
 - c) Title report no older than 30 days prior to final plat recordation; and
 - d) Submission of copy of all drywells issued by Arizona Department of Environmental Quality; and
 - e) Submission of copy of Arizona Department of Transportation ("ADOT") encroachment permit for the improvement of Goldfield Road in the U.S. 60 ADOT right-of-way; and
 - f) Submission of a copy of the commitment to serve letter for assured water supply, issued by the Apache Junction Water District; and
 - g) Street Light Improvement District petition and associated formation documents.

2) Upon compliance with Condition 1 above, staff is directed pursuant to A.R.S. Section 9-463.01(J) to record the final plat with the pinal county recorder and shall 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 _____ DAY OF _____, 2020.

SIGNED AND ATTESTED TO THIS _____ DAY OF _____, 2020.

JEFF SERDY
Mayor

ATTEST:

JENNIFER PEÑA
City Clerk

APPROVED AS TO FORM:

RICHARD JOEL STERN
City Attorney