

RESOLUTION NO. 21-40

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, APPROVING A FINAL SUBDIVISION PLAT FOR "IRONWOOD STATION", IN CASE SD-2-20, BY BELA FLOR COMMUNITIES, LLC, REPRESENTED BY REESE ANDERSON AND JON GILLESPIE OF PEW AND LAKE, PLC.

WHEREAS, the subdivider in Case SD-2-20 proposes to plat a 7.01 acre subdivision for 96 townhomes under the name "Ironwood Station", located at the southeast corner of N. Ironwood Drive and W. Superstition Boulevard, 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 1-5: Zoning Bulk and Use Regulations, Tables 5-1 and 5-2; Article 1-4: Zoning Districts, § 1-4-3 Planned Development ("PD") Overlay District; Chapter 2: Subdivision and Minor Land Division Regulations; as well as rezoning Ordinance No. 1500; and

WHEREAS, the property is legally described as follows:

Lots 10, 11, 12, 13, 14, 15, 16, 17, and 18, Block 2, of Apache Addition Acres, according to the plat of record in the office of the county recorder of Pinal County, Arizona, recorded in book 5 of maps, page 32; and

also known as parcels 101-15-028A, 101-15-0290, 101-15-030A, 101-15-031A, and 101-15-0320, located in the Northwest quarter of Section 20, Township 1 North, Range 8 East, of the Gila and Salt River Base and Meridian, Apache Junction, Pinal County, Arizona; and

WHEREAS, on January 12, 2021, the Apache Junction planning and zoning commission voted 7:0 to recommend approval of rezoning case PZ-10-20 and accompanying preliminary plat case SD-2-20, in accordance with the submitted conceptual PD plans; and

WHEREAS, on February 2, 2021, the mayor and city council voted 4:3 to approve PD rezoning case PZ-10-20 and Ordinance No. 1500, approving the RM-2/PD zoning and PD concept plan for the above-noted property, upon a recommendation for approval with conditions from the planning and zoning commission; and

WHEREAS, on February 2, 2021, the mayor and city council passed and adopted the preliminary plat for "Ironwood Station", case SD-2-20, Resolution No. 21-02, upon a recommendation of approval with conditions from the planning and zoning commission; and

WHEREAS, the mayor and council find that the "Ironwood Station" final plat is in substantial compliance with A.R.S. Title 9, Chapter 4, Article 6.2, and Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations, Tables 5-1 and 5-2; Article 1-4: Zoning Districts, § 1-4-3 Planned Development ("PD") Overlay District; Chapter 2: Subdivision and Minor Land Division Regulations; as well as Ordinance No. 1500.

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

The final plat for "Ironwood Station" 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) Construction assurance/bond in the amount of \$113,604 utilizing a city approved form; and
 - b) The 100-year assured water certificate issued by the Arizona Department of Water Resources ("ADWR"); and
 - c) Approval to construct water and sewer issued by the Arizona Department of Environmental Quality ("ADEQ"); and
 - d) The 2 drywell registrations issued by ADEQ, as shown in the Improvement Plans; and
 - e) Approval signatures on the Improvement Plans by Arizona Water Company, the Sewer District, and the Fire District; and
 - f) Updated title report, no older than 30 calendar days prior to final plat recordation; and
- 2) A copy of the extinguishment of the existing 20 foot public utility easement that is impacting lots 31, 32, 43, 44, 57, 58, 67, 68, tract A and tract B, must be submitted before lot development.

3) A copy of the landscape plan must be submitted that shows all proposed landscape vegetation located a minimum of thirty-six inches (36") from all public streetlights and pull boxes, and all proposed trees located a minimum of thirty feet (30') from the outside base of the tree to all public streetlight poles and pull boxes; Any landscaping not in compliance with the city engineer's required distances from public streetlights and pull boxes shall be removed at the owner's expense.

4) Upon compliance with Condition No. 1 above, staff shall pursuant to A.R.S. § 9-463.01(R) 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 _____, 2021.

SIGNED AND ATTESTED TO THIS _____ DAY OF _____, 2021.

WALTER "CHIP" WILSON
Mayor

ATTEST:

JENNIFER PENA
City Clerk

APPROVED AS TO FORM:

RICHARD JOEL STERN
City Attorney