

CITY OF SHOW LOW ORDINANCE NO. 2006-18

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SHOW LOW, ARIZONA, AMENDING THE ZONING ORDINANCE OF THE CITY, ARTICLE 15-1, AMENDING THE ZONING MAP, CHANGING THE ZONING ON PROPERTY LOCATED IN SECTION 29, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER MERIDIAN, NAVAJO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS A.P. NO. 210-01-037K FROM GA-5 (GENERAL AGRICULTURAL, 5 ACRES) AND A.P. NOS. 210-32-009J AND 210-32-010B FROM R1-15 (SINGLE-FAMILY RESIDENTIAL, 15,000 SQUARE FEET, MANUFACTURED HOMES EXCLUDED) TO R1-10 (SINGLE-FAMILY RESIDENTIAL, 10,000 SQUARE FEET, MANUFACTURED HOMES EXCLUDED)

RECITALS:

1. Article 15-1, Section 15-1-42 of the Zoning Ordinance of the City of Show Low establishes zoning districts within the City of Show Low as shown on the map entitled "Zoning Map of the City of Show Low" which is incorporated in said Article 15-1 by reference, and empowers the Council to make changes in said zoning districts.
2. The Planning and Zoning Commission, at its Regular Meeting of June 13, 2006, held a public hearing on the zone change herein described and recommended the change be adopted by the Council.

ENACTMENT:

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Show Low, Arizona as follows:

The map entitled "Zoning Map of the City of Show Low" which is incorporated by reference into the Zoning Ordinance of the City of Show Low by Article 15-1, Section 15-1-42 of said ordinance, is hereby amended by changing the portion thereof graphically represented on Exhibit A, attached hereto and made a part hereof by this reference, to show the location boundaries of the zoning districts as said location and boundaries are shown on Exhibit A; to have the effect of changing the zoning of A.P. No. 210-01-037K from GA-5 (General Agricultural, 5 Acres) and A.P. Nos. 210-32-009J and 210-32-010B from R1-15 (Single-Family Residential, 15,000 Square Feet, Manufactured Homes Excluded) to R1-10 (Single-Family Residential, 10,000 Square Feet, Manufactured Homes Excluded), as legally described on Exhibit B, attached hereto and made a part hereof by this reference; and with those conditions indicated on Exhibit C, attached hereto and made a part hereof by this reference.

PASSED AND ADOPTED this 20th day of June, 2006, by the Mayor and Council of the City of Show Low, Arizona.

Rick Fernau, Mayor

ATTEST:

Ann Kurasaki, City Clerk

APPROVED AS TO CONTENT:

Michael D. Maag, City Manager

APPROVED AS TO FORM:

K. Kane Graves, City Attorney

EXHIBIT A

SUBJECT PROPERTY MAP

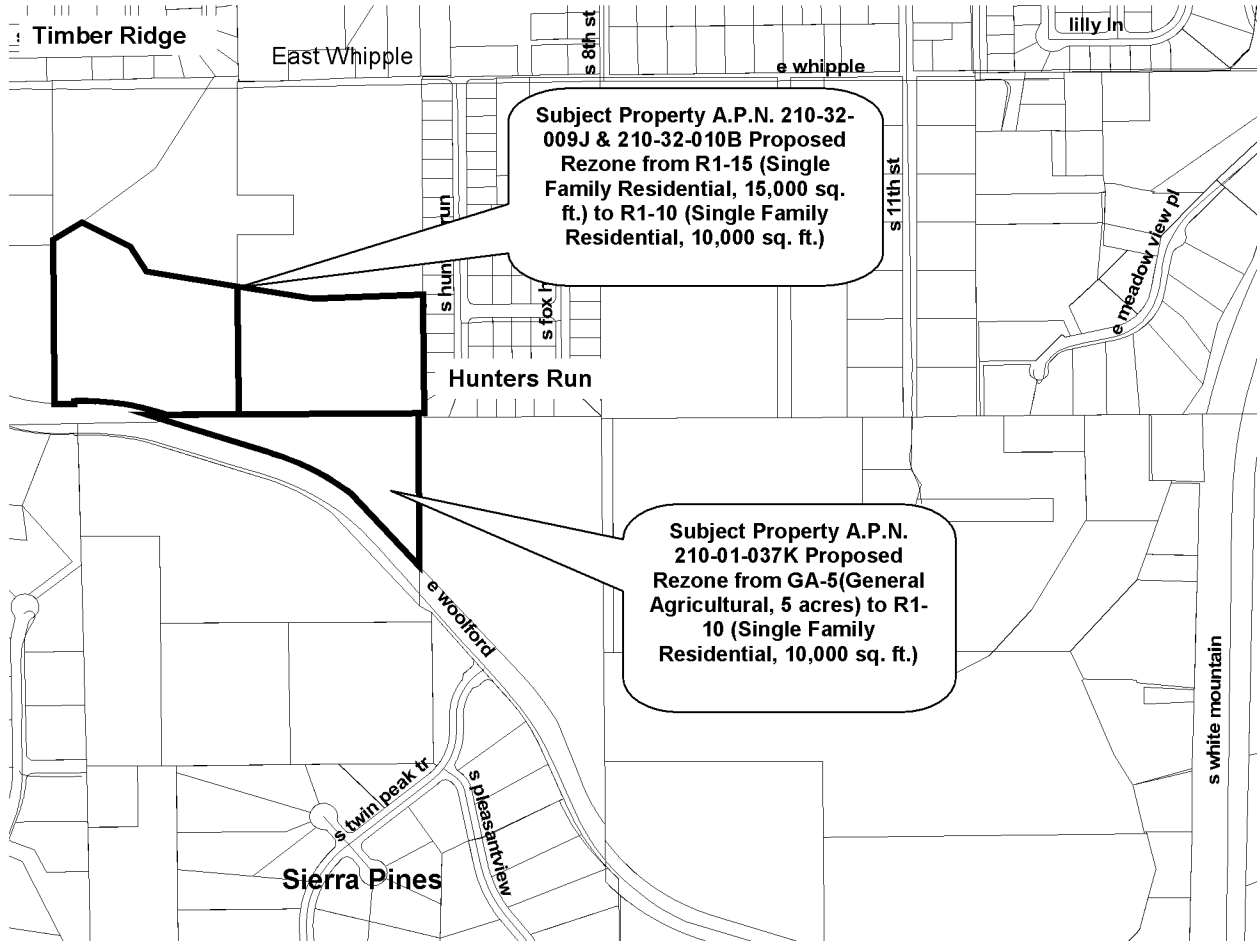


EXHIBIT B

LEGAL DESCRIPTION

210-32-009J and 210-32-010B:

SECTION 29, T10N, R22E: COMMENCING AT THE NW CORNER OF SEC 29; THENCE NORTH 89°38'44" EAST 659.21'; THENCE SOUTH 0°19'36" EAST 646.41' TO POINT OF BEGINNING; THENCE SOUTH 0°19'36" EAST 630.30'; THENCE SOUTHEASTERLY ALONG A CURVE (D=06°05'46", R=660') 70.22'; THENCE NORTH 02°49'58" WEST 10'; THENCE SOUTHEASTERLY ALONG A CURVE (D=21°19'15", R=850') 316.30'; THENCE SOUTH 71°30'41" EAST 20.48'; THENCE NORTH 89°46'12" EAST 257.96'; THENCE NORTH 89°44'34" EAST 657.85'; THENCE NORTH 00°15'46" WEST 453.65'; THENCE SOUTH 87°48'32" WEST 390.21'; THENCE NORTH 80°07'47" WEST 604.25'; THENCE NORTH 31°02'35" WEST 111.97'; THENCE NORTH 61°45'23" WEST 197.25'; THENCE SOUTH 57°01'46" WEST 120.68' TO POINT OF BEGINNING...

210-01-037K:

SECTION 29, T10N, R22E: PARCEL 1 OF SURVEY 45-39. AKA: COMMENCING NORTH 1/16 CORNER SEC 29; THENCE SOUTH 89°47'35" EAST 32.96'; THENCE NORTH 89°48'04" EAST 416.84'; THENCE NORTH 89°48'57" EAST 573.30' TO POINT OF BEGINNING; THENCE NORTH 89°41'37" EAST 257.99'; THENCE NORTH 89°47'36" EAST 659.82'; THENCE SOUTH 0°11'38" EAST 583.06'; THENCE NORTH 39°14'35" WEST 237.44'; THENCE NORTHWESTERLY ALONG A CURVE TO POINT WHICH IS SOUTH 71°29'29" EAST 401.93' FROM THE POINT OF BEGINNING, THENCE NORTH 71°18'29" WEST 401.93' TO POINT OF BEGINNING.

EXHIBIT C

CONDITIONS

1. All development shall comply with all applicable federal, state, and local requirements.
2. A 50-foot no-build buffer shall be required for all future development along Woolford Road.
3. The owner of the subject property shall be responsible for providing roadway and utility connections to adjacent properties located along the northern boundary of the subject property.
4. All lots abutting Hunter's Run shall have a minimum of a 25-foot setback from the boundary between the proposed project and Hunter's Run.
5. Any walls or fencing along Woolford Road shall be of a consistent material. Any privacy type wall or fencing, regardless of location on the subject property, shall be decorative in nature and shall be approved by the Planning and Zoning Commission prior to the approval of any preliminary plat related to the subject property.
6. The developer of the subject property shall be responsible for providing turn lanes on Woolford Road in accordance with the requirements as specified by the City Engineer.
7. Dwelling units shall be a minimum of 1,500 square feet.
8. The developer shall reduce the subject development by one lot on the south along Woolford Road and one lot on the northeast section along Hunters Run, with the reduction equally distributed among the lots along the boundaries.

CITY OF SHOW LOW ORDINANCE NO. 2014-05

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SHOW LOW, ARIZONA, AMENDING THE ZONING ORDINANCE OF THE CITY, ARTICLE 15-1, AMENDING THE ZONING MAP, CHANGING THE ZONING ON A PORTION OF PROPERTY LOCATED IN THE NW ¼ OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER MERIDIAN, NAVAJO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS THE PINE VISTA ESTATES SUBDIVISION AS RECORDED IN NAVAJO COUNTY FROM R1-10 (SINGLE-FAMILY RESIDENTIAL, MANUFACTURED HOMES EXCLUDED, 10,000 SQUARE FEET) TO R1-7X (SINGLE-FAMILY RESIDENTIAL, MANUFACTURED HOMES EXCLUDED, 7,000 SQUARE FEET)

RECITALS:

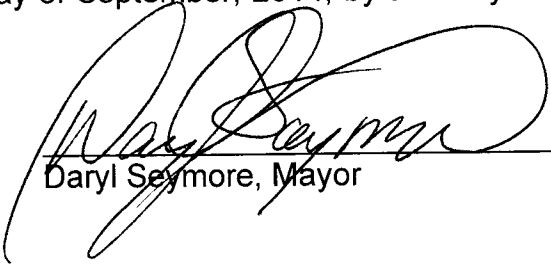
1. Article 15-1, Section 15-1-42 of the Zoning Ordinance of the City of Show Low establishes zoning districts within the City of Show Low as shown on the map entitled "Zoning Map of the City of Show Low" which is incorporated in said Article 15-1 by reference, and empowers the Council to make changes in said zoning districts.
2. The Planning and Zoning Commission, at its Regular Meeting of August 26, 2014, held a public hearing on the zone change herein described and recommended the change be adopted by the Council.

ENACTMENT:

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Show Low, Arizona as follows:

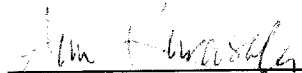
The map entitled "Zoning Map of the City of Show Low" which is incorporated by reference into the Zoning Ordinance of the City of Show Low by Article 15-1, Section 15-1-42 of said ordinance, is hereby amended by changing the portion thereof graphically represented on Exhibit A, attached hereto and made a part hereof by this reference, to show the location boundaries of the zoning districts as said location and boundaries are shown on Exhibit A; to have the effect of changing the zoning of the property legally described on Exhibit B, attached hereto and made a part hereof by this reference, known as Pine Vista Estates subdivision as recorded in Navajo County from R1-10 (Single-Family Residential, Manufactured Homes Excluded, 10,000 Square Feet) to R1-7X (Single-Family Residential, Manufactured Homes Excluded, 7,000 Square Feet); with those conditions indicated on Exhibit C, attached hereto and made a part hereof by this reference.

PASSED AND ADOPTED this 2nd day of September, 2014, by the Mayor and Council of the City of Show Low, Arizona.



Daryl Seymore, Mayor

ATTEST:



Ann Kurasaki, City Clerk

APPROVED AS TO FORM:



F. Morgan Brown, City Attorney

Exhibit A

SUBJECT PROPERTY MAP

Subject Property: Pine Vista

Proposed zone change from R-10 (single-family residential, manufactured homes excluded, ten thousand square feet) to R1-7X (single-family residential, manufactured homes excluded, seven thousand square feet)

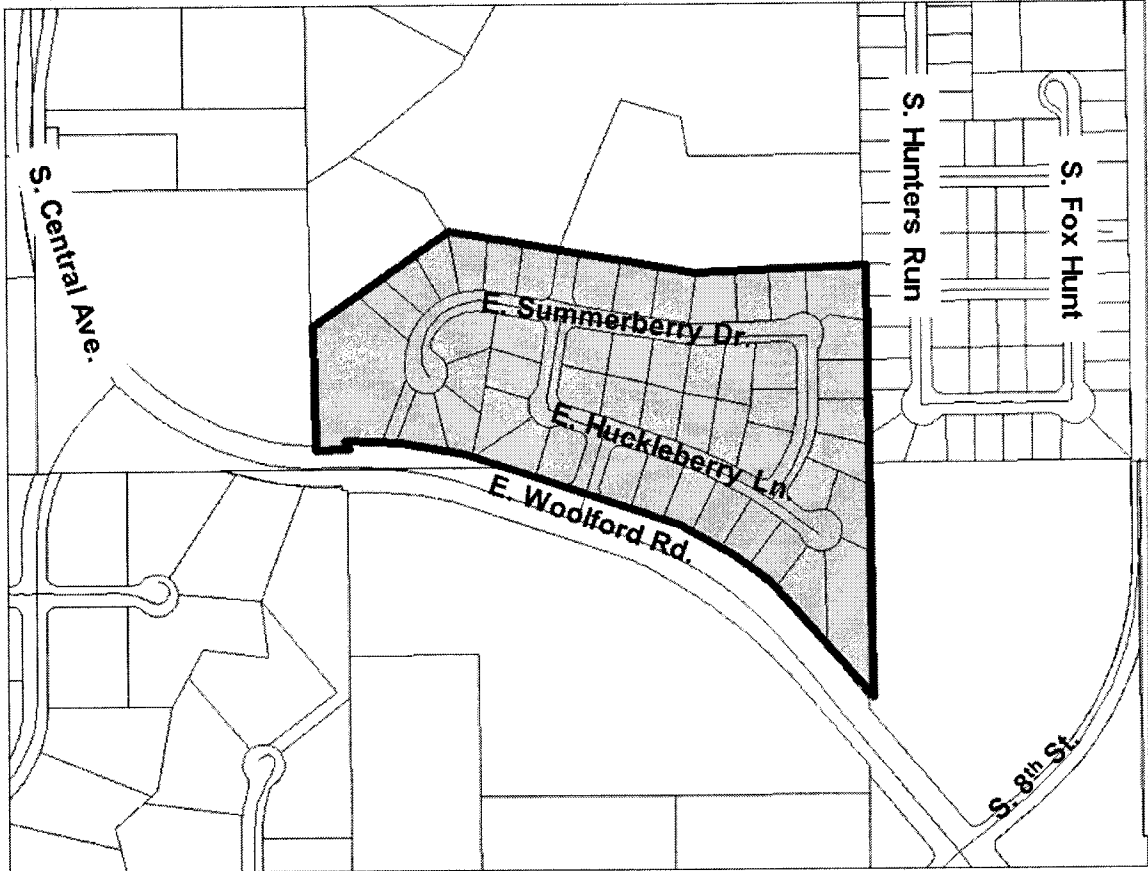


Exhibit B

LEGAL DESCRIPTION

Pine Vista Estates subdivision as recorded on March 2, 2007, in Book 27, Page 40 of Navajo County Records.

Exhibit C

CONDITIONS

1. All development shall comply with all applicable federal, state, and local requirements.
2. A 50-foot no-build buffer shall be required for all future development along Woolford Road.
3. All lots abutting Hunter's Run shall have a minimum of a 25-foot setback from the boundary between Pine Vista and Hunter's Run.
4. Any walls or fencing along Woolford Road shall be of a consistent material. Any privacy type wall or fencing, regardless of location on the subject property, shall be decorative in nature.
5. Dwelling units shall consist of, at a minimum, the minimum dwelling size as outlined in the R1-7X (Single-Family Residential, Manufactured Homes Excluded, 7,000 square feet) zoning district. A minimum of 1,500 square feet of both livable and non-livable areas shall be required under a common roofline.
6. The Covenants, Conditions and Restrictions (CC&Rs) for the subdivision shall be amended within 90 days from the date of approval to state that all dwelling units shall consist of wood, cedar-type siding, metal roofs, and split-face block stem walls.
7. The homeowners' association shall be required to maintain the exterior fence and entryway into the subdivision.
8. No lot shall be less than 0.23 acre in size and no additional lots shall be created.