

ORDINANCE NO. 5081

AN ORDINANCE AMENDING SECTION 11-3-2, OFFICIAL ZONING DISTRICT MAP AND DISTRICT BOUNDARIES, OF THE MESA CITY CODE, CHANGING THE ZONING OF CERTAIN PROPERTY DESCRIBED IN ZONING CASE Z12-04 LOCATED AT PARCEL 5 AT MOUNTAIN BRIDGE. LOCATED NORTH OF MCKELLIPS ROAD AND WEST OF ELLSWORTH ROAD. ADOPTING AN OFFICIAL SUPPLEMENTARY ZONING MAP CHANGING THE ZONING FROM RS-35-PAD TO RS-43-PAD-PAD AND SITE PLAN REVIEW AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

Section 1: That Section 11-3-2 Official Zoning District Map and District Boundaries, of the Mesa Zoning Ordinance is hereby amended by adopting the Official Supplementary Zoning Map for Zoning Case (Z12-04), signed by the Mayor and City Clerk, which accompanies and is annexed to this ordinance and declared a part hereof.

Section 2: The Official Supplementary Zoning Map attached hereto is adopted subject to compliance with the following conditions:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Development in accordance with the Mountain Bridge PAD Ordinance 4656 and as amended with GPMInor11-002 and Z11-030.
3. Lot #8, as shown on the preliminary plat, is limited to a single-story home.
4. Compliance with the Residential Development Guidelines:
 - a) Staggering the home front yard setback at least 2' behind the required front yard setback
 - b) No two identical elevations are permitted on adjacent lots or on lots across the street from each other, and no more than two identical elevations with different exterior colors are permitted within five consecutive lots on the same side of the street.
 - c) Garage door types and colors shall be varied (e.g. varied window shapes and styles, varied door trim detail, two single doors in lieu of one double door, etc.).
 - d) Unless specifically part of a coordinated design theme, a variety of roof configurations should be offered along with the various elevations (see above), to include gable, hip, hipped gable, or some combination of styles.
5. Compliance with all City development codes and regulations.
6. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
7. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
8. Compliance with all requirements of the Subdivision Technical Review Committee.

Section 3: PENALTY.

CIVIL PENALTIES:

Upon finding that a person is responsible for a civil violation of this Title, the Civil Hearing Officer shall

impose a civil sanction of not less than fifty dollars (\$50.00) nor more than five hundred dollars (\$500.00) for each violation. In determining the appropriate sanction the Civil Hearing Officer may assess against the responsible party the City's personnel, mailing, and other costs incurred in investigating and hearing the case, not to exceed a maximum of five hundred dollars (\$500.00).

EACH DAY SEPARATE VIOLATION:

Each day in which a violation of this Title continues, or the failure to perform any act or duty required by this Title or by the Civil Hearing Officer continues, shall constitute a separate civil offense.

HABITUAL OFFENDER:

- A. A person who commits a violation of this Title after previously having been found responsible for committing three (3) or more civil violations of this Title within a thirty-six (36) month period – whether by admission, by payment of the fine, by default, or by judgment after hearing – shall be guilty of a criminal misdemeanor. The Mesa City Prosecutor is authorized to file a criminal misdemeanor complaint in the Mesa City Court against habitual offenders. For purposes of calculating the twenty-four (24) month period under this Subsection, the dates of the commission of the offenses are the determining factor.
- B. Upon conviction of a violation of this Section, the Court may impose a sentence of incarceration not to exceed six (6) months in jail; or a fine not to exceed two thousand five hundred dollars (\$2,500.00), exclusive of penalty assessments prescribed by law; or both such fine and imprisonment. The Court shall order a person who has been convicted of a violation of this Section to pay a fine of not less than five hundred dollars (\$500.00) for each count upon which a conviction has been obtained. A judge shall not grant probation to or suspend any part or all of the imposition or execution of a sentence required by this Subsection except on the condition that the person pay the mandatory minimum fines as provided in this paragraph.
- C. Every action or proceeding under this Section shall be commenced and prosecuted in accordance with the laws of the State of Arizona relating to criminal misdemeanors and the Arizona Rules of Criminal Procedure.

PASSED AND ADOPTED by the Council of the City of Mesa, Maricopa County, Arizona, this 19th day of March, 2012.

APPROVED:



Mayor

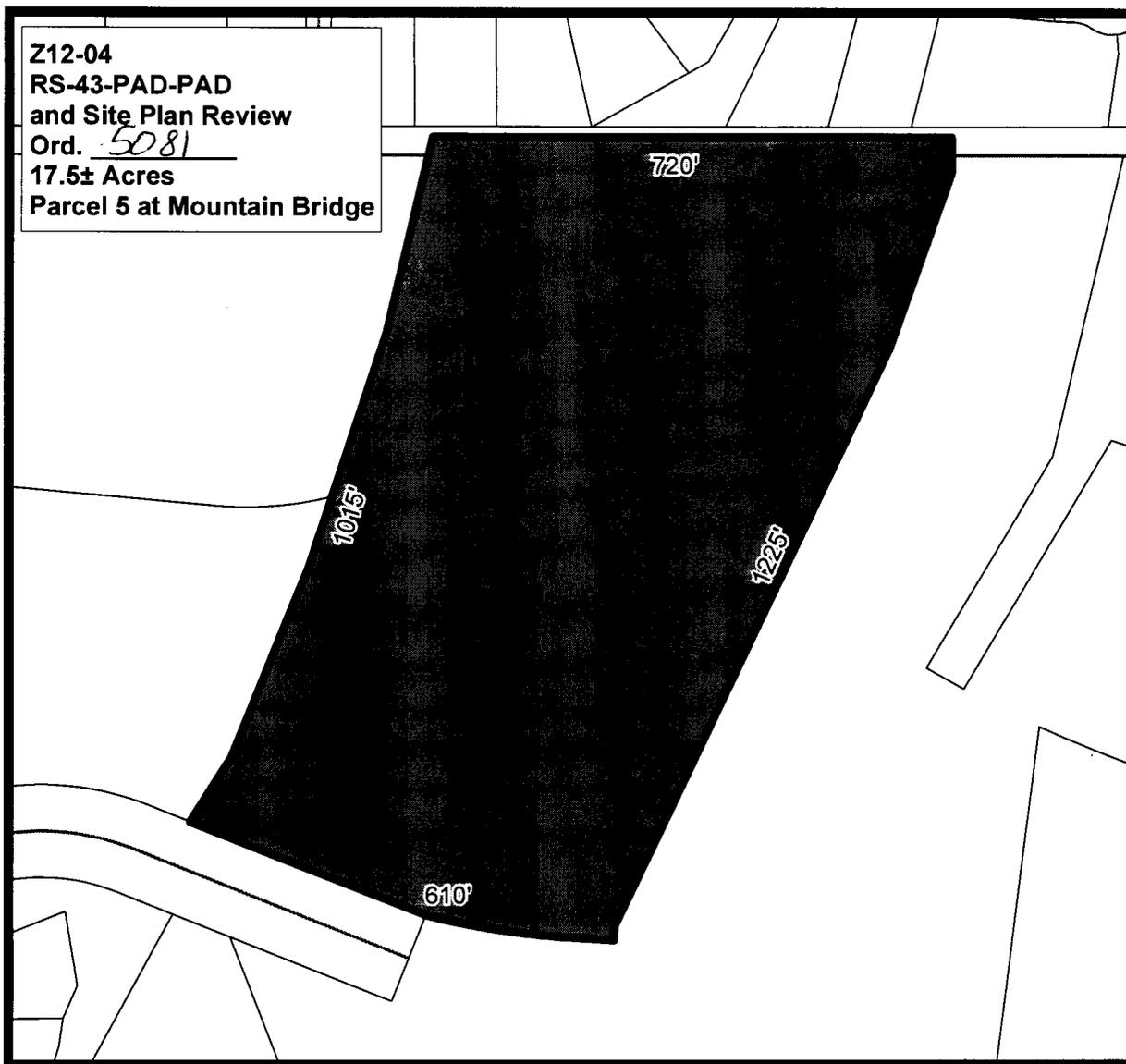


ATTEST:



City Clerk

OFFICIAL SUPPLEMENTARY ZONING MAP
AMENDING THE CITY OF MESA ZONING MAP

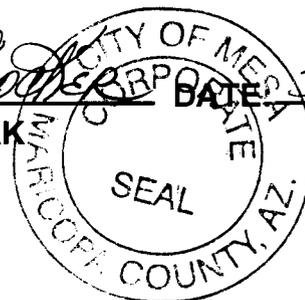


Please be advised that the attached zoning changes were approved by the Mesa City Council on March 19, 2012 by Ordinance # 5081. If you have any questions concerning these changes, contact the City of Mesa Planning Division at 480-644-2385.

MAYOR

ATTEST:

CITY CLERK



DATE

3-19-12