

**ORDINANCE NO. (O)15-12**

**AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA,  
APPROVING A RANCHO VISTOSO PLANNED AREA  
DEVELOPMENT AMENDMENT FOR A 4.2 ACRE OPEN SPACE  
TRADE AND ADDITION OF A NEW EXISTING RECREATION  
CONDITION FOR THE AREA LOCATED ON THE NORTHEAST  
CORNER OF RANCHO VISTOSO BOULEVARD AND MOORE  
ROAD**

**WHEREAS**, the subject property was part of the original Rancho Vistoso Planned Area Development; and

**WHEREAS**, the Applicant is requesting an open space trade of 4.2 acres located on the northeast corner of Rancho Vistoso Boulevard and Moore Road and is further requesting a new Recreation Area condition; and

**WHEREAS**, the Planning and Zoning Commission held duly noticed public hearings on June 2, 2015, and voted to recommend approval to the Town Council, subject to the conditions attached hereto as Exhibit "A"; and


**WHEREAS**, the Town Council has duly considered the Applicant's proposal for the Rancho Vistoso Planned Area Development Amendment for a 4.2 acre open space trade and addition of a new recreation condition.

**NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Oro Valley, Arizona that:**

- Section 1. The amendment to the Rancho Vistoso Planned Area Development for an open space trade of 4.2 acres located on the northeast corner of Rancho Vistoso Boulevard and Moore Road, as depicted in Exhibit "A", and the addition of a new recreation condition as provided in Exhibit "B" is hereby approved.
- Section 2. All Oro Valley ordinances, resolutions or motions and parts of ordinances, resolutions or motions of the Council in conflict with the provision of this Ordinance are hereby repealed.
- Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

**PASSED AND ADOPTED** by the Mayor and Council of the Town of Oro Valley, Arizona on this 1<sup>st</sup> day of July, 2015.

TOWN OF ORO VALLEY

  
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Dr. Satish I. Hiremath, Mayor

ATTEST:

  
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Julie K. Bower, Town Clerk

Date: 7/6/15

PUBLISH: DAILY TERRITORIAL  
JULY 9, 10, 13, 14, 2015

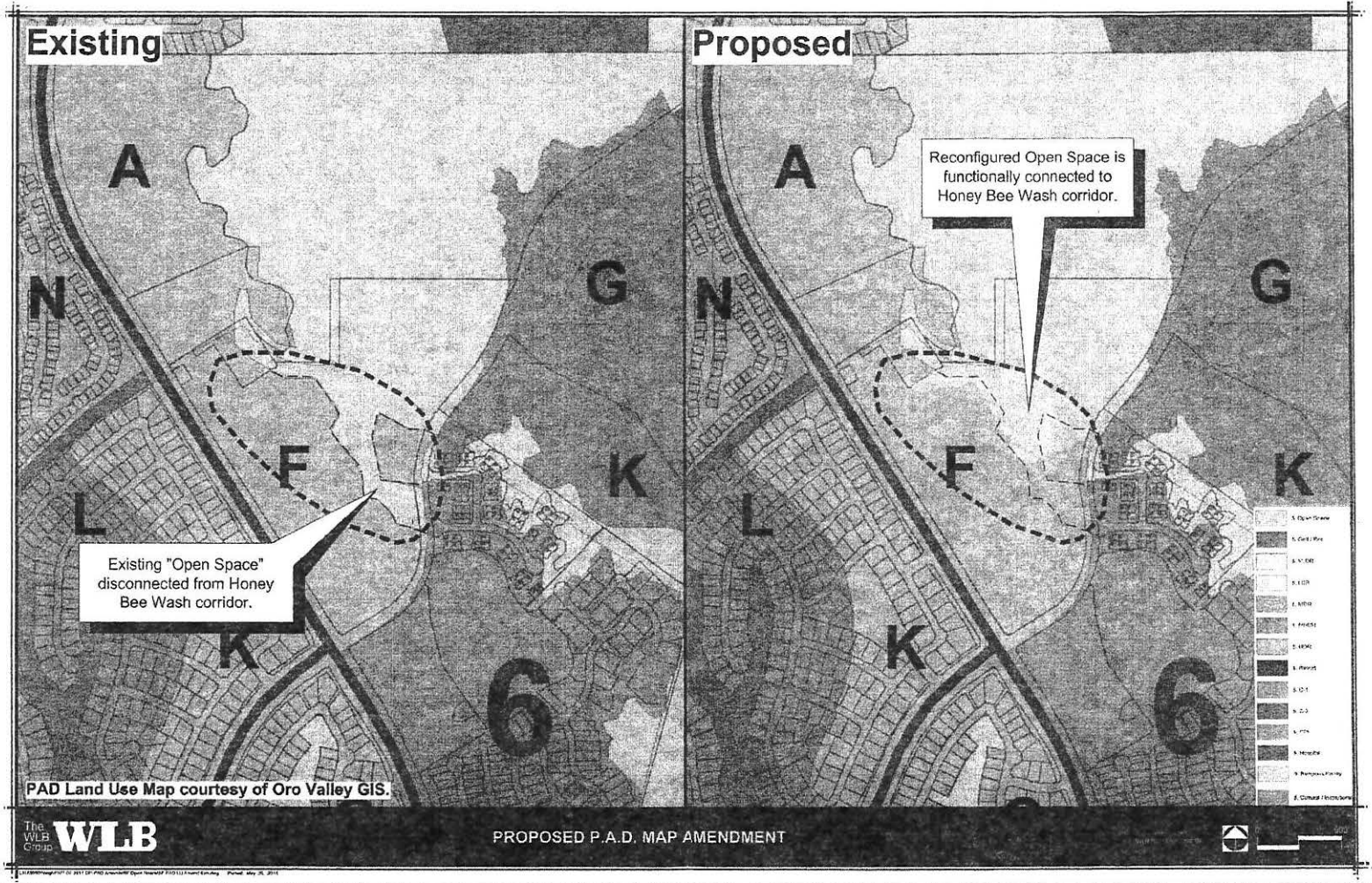
APPROVED AS TO FORM:

  
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Tobin Sidles, Legal Services Director

Date: 7/2/15

POSTED: 7/9/15 - 8/9/15

EXHIBIT "A"



## EXHIBIT "B"

1. Prior to issuance of any residential building permits associated with a home or lot on Parcel 5-F, the developer shall post financial assurances in the form of a performance bond equal to the amount of recreation area and amenities as required in Section 26.5 of the Zoning Code, subject to approval by the Parks and Recreation Director and Planning and Zoning Administrator.
2. Issuance of residential building permits associated with a home or lot on Parcels 5-G, 5-K and 5-V, shall be in accordance with Section 26.5.E.1.a. of the Oro Valley Zoning Code
3. The general location of the new Rancho Vistoso Neighborhood 5 Park, as depicted in Attachment 5 of this Amendment, is subject to refinement as approved by the Planning and Zoning Administrator and Parks and Recreation Director. The Town's intent is to direct future subdivision builders to complete the remainder of the 6.9-acre park in lieu of the one designated within Neighborhood 5 of the Rancho Vistoso PAD.
4. Concurrent with the review and approval of the Conceptual Site Plan for Parcels 5-G, 5-K and 5-V, a master recreation plan for the new Rancho Vistoso Neighborhood 5 Park with amenities must be presented to the Oro Valley Parks and Recreation Advisory Board and Town Council for review and approval