

ORDINANCE NO. 2264 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING APPENDIX A (ZONING ORDINANCE) OF THE CITY CODE OF THE CITY OF GLENDALE BY ADOPTING OFFICIAL SUPPLEMENTARY ZONING MAP ZMA-8 WHICH AMENDS THE ZONING ON SPECIFIC PROPERTIES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on June 22, 1993 the City of Glendale passed Ordinance No. 1772, New Series, adopting the Zoning Ordinance which became effective on July 23, 1993; and

WHEREAS, on July 28, 1993 the City of Glendale passed Ordinance No. 1778, New Series, adopting the Official Zoning Map of the City of Glendale; and

WHEREAS, the City Council has taken individual action to approve the Zoning Amendment Applications Listed in Section 1 below; and

WHEREAS, the approval of these Zoning Amendment Applications was subject to certain conditions to mitigate any adverse impacts of businesses, persons, or properties adjacent to the approved zoning amendment, as noted in the individual approval actions by the Council; and

WHEREAS, these zoning amendment applications approved by the Council are consistent with the policies and objectives of the General Plan, and further the public health, safety, and welfare of the citizens of the City of Glendale; and

WHEREAS, Section 3.807 of the Zoning Ordinance requires that all amendments to the official zoning map be adopted by ordinance, and that the ordinance include a legal description of the affected property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That Appendix A (Zoning Ordinance) of the City Code of the City of Glendale is hereby amended by adopting Official Supplementary Zoning Map ZMA-8, which accompanies this Ordinance and is declared a part hereof, thereby amending zoning on specific properties as follows:

1. Z-95-05. The property located at 20700 North 51st Avenue as shown on ZMA-8, Exhibit A, and as identified by the property legal description contained within Attachment 1, is hereby rezoned from R1-6 to R1-8 PRD as approved by the City Council on May 9, 1995 subject to those stipulations and conditions as noted in the approved minutes of the City Council action.

2. Z-96-22. The property located at 8320 North 67th Avenue as shown on ZMA-8, Exhibit B, and as identified by the property legal description contained within Attachment 2, is hereby rezoned from R-4 to M-1 as approved by the City Council on September 10, 1996 subject to those stipulations and conditions as noted in the approved minutes of the City Council action.
3. Z-96-48. The property located at 6900 West Bell Road as shown on ZMA-8, Exhibit C, and as identified by the property legal description contained within Attachment 3, is hereby amended on the approved PAD as approved by the City Council on September 9, 1997 subject to those stipulations and conditions as noted in the approved minutes of the City Council action.
4. Z-98-03. The property located at 5616 West Royal Palm Road as shown on ZMA-8, Exhibit D, and as identified by the property legal description contained within Attachment 4, is hereby rezoned from A-1 to R1-6 as approved by the City Council on June 23, 1998 subject to those stipulations and conditions as noted in the approved minutes of the City Council action.
5. Z-99-09. The property located at 8275 West Union Hills Drive as shown on ZMA-8, Exhibit E, and as identified by the property legal description contained within Attachment 5, is hereby rezoned from SC and LI to PAD as approved by the City Council on July 27, 1999 subject to those stipulations and conditions as noted in the approved minutes of the City Council action.
6. Z-99-20. The property located at 6620 West Thunderbird Road as shown on ZMA-8, Exhibit F, and as identified by the property legal description contained within Attachment 6, is hereby rezoned from A-1 to SR-12 as approved by the City Council on May 30, 2000 subject to those stipulations and conditions as noted in the approved minutes of the City Council action.
7. Z-99-28. The property located at 5939 West Greenbriar Drive as shown on ZMA-8, Exhibit G, and as identified by the property legal description contained within Attachment 7, is hereby rezoned from A-1 to RR-45 as approved by the City Council on May 30, 2000 subject to those stipulations and conditions as noted in the approved minutes of the City Council action.
8. Z-99-31. The property located at 6336 North 67th Avenue as shown on ZMA-8, Exhibit H, and as identified by the property legal description contained within Attachment 8, is hereby rezoned from R-4 to R1-6 as approved by the City Council on May 8, 2001 subject to those stipulations and conditions as noted in the approved minutes of the City Council action.

9. Z-00-03. The property located at 5902 West Peoria Avenue as shown on ZMA-8, Exhibit I, and as identified by the property legal description contained within Attachment 9, is hereby amended on the approved PAD as approved by the City Council on June 30, 2000 subject to those stipulations and conditions as noted in the approved minutes of the City Council action.

SECTION 2. That this ordinance and its provisions shall become effective thirty (30) days after adoption and approval by the Mayor and Council of the City of Glendale.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 25th day of June, 2002.


MAYOR

ATTEST:


City Clerk (SEAL)

APPROVED AS TO FORM:


City Attorney

REVIEWED BY:


City Manager

Legal Description for 20700 North 51st Avenue (Z-95-05)

The land referred to in this report is situated in the County of Maricopa, State of Arizona, and is described as follows:

A Parcel of land being a portion of the Southeast quarter of Section Twenty (20), Township Four (4) North, Range Two (2) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, further described as follows:

COMMENCING at the Southeast corner of said Section 20; thence North 00 degrees 44 minutes 10 seconds West along the East line of said Section to the southeast corner of the Northeast quarter of the Southeast quarter of said Section, a distance of 1319.64 feet; thence South 89 degrees 54 minutes 31 seconds West departing said East line along the South line of said Northeast quarter of the Southeast quarter to a point 33.00 feet West of the East line of said Section, a distance of 33.00 feet to the TRUE POINT OF BEGINNING; thence continue South 89 degrees 54 minutes 31 seconds West a distance of 298.34 feet to a point; thence North 00 degrees 37 minutes 14 seconds West departing said South line to a point on the Southerly line of a parcel as recorded in Document No. 86-313050, records of Maricopa County, Arizona, a distance of 462.07 feet; thence North 89 degrees 49 minutes 18 seconds East along said Southerly line to a point 33.00 feet West of the East line of said Section, a distance of 297.40 feet; thence South 00 degrees 44 minutes 10 seconds East a distance of 462.53 feet to THE TRUE POINT OF BEGINNING.

Legal Description for 8320 North 67th Avenue (Z-96-22)

PARCEL NO. 1:

The South half of the North half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 36, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;
EXCEPT the West 22 feet of the East 55 feet thereof.

PARCEL NO. 2:

BEGINNING at a point on the North boundary of the South half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 36, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, which is 33 feet West of the East boundary of said Section 36;

THENCE West along the said North boundary of the South half of the Southeast quarter of the Northeast quarter of the Southeast quarter of said Section 36 a distance of 360 feet;

Thence South a distance of 173 feet;

Thence East a distance of 360 feet;

Thence North a distance of 173 feet to the POINT OF BEGINNING;

EXCEPT a parcel of land situated in the Southeast quarter of Section 36, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at a point on the North line of the South half of the Southeast quarter of the Northeast quarter of the Southeast quarter of said Section 36, which is 33.00 feet West of the East line of said Section 36;

Thence West along the said North line of the South half of the Southeast quarter of the Northeast quarter of the Southeast quarter of said Section 36 to a point which is 55.00 feet West of the East line of said Section 36;

Thence South along a line 55.00 feet West of the East line of said Section 36 a distance of 173.00 feet;

Thence East to a point which is 33.00 feet West of the East line of said Section 36;

Thence North along a line 33.00 feet West of the East line of said Section 36 a distance of 173.00 feet to the POINT OF BEGINNING.

Legal Description for 6900 West Bell Road (Z-96-48)

PARCEL 3 (Area West of dedicated 69th Avenue)

That portion of the Southeast quarter of Section 36, Township 4 North, Range 1 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southeast corner of said Section 36;

THENCE West along the South line of said Section 36 a distance of 1359.96 feet;

THENCE North a distance of 65.00 feet to the TRUE POINT OF BEGINNING;

THENCE West parallel to and 65.00 feet North of the South line of said Section 36 a distance of 853.48 feet to a point on a line 20.00 feet East and parallel to the East line of Parcel B as described in a Special Joint Warranty Deed recorded in Docket 14947, Page 1357, M.C.R.;

THENCE North along the said parallel line a distance of 540.16 feet to a point on the centerline of an easement for channel construction and maintenance as described in Docket 4734, Pages 6 and 7 and Docket 5486, Page 479, M.C.R. said point also being on a non-tangent curve concave to the Southeast whose center point bears S 19°48'21" E said curve having a radius of 2291.83 feet and a central angle of 3°27'50";

THENCE northeasterly along said easement centerline and curve a distance of 138.56 feet;

THENCE N 73°39'29" E along the said easement centerline a distance of 13.76 feet to the point of curvature of a curve concave to the Northwest having a radius of 2291.83 feet and a central angle of 13°00'00";

THENCE Northeasterly along said easement centerline and curve a distance of 520.00 feet;

THENCE N 60°29'29" E along the said easement centerline a distance of 61.12 feet to the point of curvature of a curve concave to the Northwest having a radius of 1909.86 feet and a central angle of 2°10'52";

THENCE Northeasterly along said easement centerline and curve a distance of 72.71 feet to a point on the West Line of 69th Avenue as described in Docket 87-619040 M.C.R. said point also being on a non-tangent curve concave to the Southwest whose

center point bears S 59°25'39" W, said curve having a radius of 895.00 feet and a central angle of 30°34'21";

THENCE, leaving the said easement centerline southeasterly along the said West line of 69th Avenue and curve a distance of 281.55 feet;

THENCE South along the said West line of 69th Avenue a distance of 80.00 feet;

THENCE S 06°20'25" W along the said West line of 69th Avenue a distance of 90.55 feet;

THENCE South along the said West line of 69th Avenue a distance of 230.00 feet to a point 65.00 feet North of the South line of said Section 36 and the TRUE POINT OF BEGINNING.

The above described parcel having an area of 13.457 acres more or less.

Legal Description for 5616 West Royal Palm Road (Z-98-03)

The North half of the West half of the East half of the Southwest quarter of Section 32, Township 3 North, Range 2 East of the Gila And Salt River Base and Meridian, Maricopa County, Arizona.

Legal Description for 8275 West Union Hills Drive (Z-99-09)

That portion of the West half of section 35, Township 4 North, Range 1 East of the Gila And Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Northwest corner of said Section 35;

THENCE South 89 degrees 47 minutes 42 seconds East along the North line of the Northwest quarter of Section 35, as recorded on the amended map of dedication and grant of easements for Arrowhead Mall, Book 349, page 43, Maricopa County Records (M.C.R.), a distance of 104.86 feet;

THENCE South 00 degrees 12 minutes 18 seconds West, 55.00 feet to a point on the South right-of-way of Union Hills Drive, as recorded in Book 349, page 43, Maricopa County Records (M.C.R.), said point being **THE TRUE POINT OF BEGINNING;**

THENCE South 89 degrees 47 minutes 42 seconds East, along said right-of-way 867.47 feet to a point on the right-of-way of State Route 101, as recorded in document number 88-105515, M.C.R.;

THENCE South 78 degrees 10 minutes 14 seconds East along said right-of-way, 248.14 feet;

THENCE South 84 degrees 23 minutes 11 seconds East along said right-of-way, 103.36 feet;

THENCE South 05 degrees 37 minutes 12 seconds East along said right-of-way, 453.13 feet;

THENCE South 01 degrees 19 minutes 01 seconds West along said right-of-way, 339.46 feet;

THENCE South 10 degrees 53 minutes 44 seconds West along said right-of-way, 447.85 feet;

THENCE South 20 degrees 30 minutes 23 seconds West along said right-of-way, a distance of 1826.44 feet to a point on the easterly right-of-way of 83rd Avenue, as recorded in Book 349, Page 43, M.C.R.;

THENCE North 44 degrees 18 minutes 54 seconds West along said right-of-way, a distance of 174.84 feet to a point on a non-tangent curve having a radial bearing of North 54 degrees 47 minutes 05 seconds East;

THENCE along said curve having a radius of 1432.39 feet, through a central angle of 28 degrees 17 minutes 53 seconds, a distance of 707.45 feet to a point on a non-tangent line on said right-of-way;

THENCE North 00 degrees 21 minutes 15 seconds East along said right-of-way, a distance of 1086.79 feet to a point on a non-tangent curve having a radial bearing of North 89 degrees 39 minutes 39 seconds West;

THENCE along said curve having a radius of 1200.92 feet through a central angle of 17 degrees 59 minutes 24 seconds, a distance of 377.07 feet to a tangent point on said right-of-way;

THENCE North 17 degrees 39 minutes 03 seconds West along said right-of-way line, a distance of 333.09 feet to a point on a tangent curve, on said right-of-way;

THENCE along said right-of-way and said curve having a radius of 1090.92 feet a central angle of 10 degrees 49 minutes 03 seconds, a distance of 205.97 feet to a point on a non-tangent line;

THENCE North 00 degrees 44 minutes 30 seconds East along said right-of-way, a distance of 210.06 feet;

THENCE North 45 degrees 16 minutes 38 seconds East along said right-of-way, a distance of 56.64 feet to the **TRUE POINT OF BEGINNING**.

The parcel contains 2,582,004 square feet or 59.27 acres, more or less.

Legal Description for 6620 West Thunderbird Road (Z-99-20)

That portion of the Southwest Quarter of Section 7, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter;
THENCE South 89 degrees 49 minutes 45 seconds East along the south line of said Southwest Quarter, 630.14 feet to the TRUE POINT OF BEGINNING;
THENCE North 01 degrees 02 minutes 10 seconds East, a distance of 430.01 feet;
THENCE South 89 degrees 49 minutes 45 seconds East, a distance of 280.00 feet;
THENCE South 01 degrees 02 minutes 10 seconds West, a distance of 430.01 feet to a point on said South line of the Southwest Quarter;
THENCE North 89 degrees 49 minutes 45 seconds West along said South line, a distance of 280.00 feet to the POINT OF BEGINNING.

Legal Description for 5939 West Greenbriar Drive (Z-99-28)

That part of Lot 8, Section 31, Township 4 North Range 2 East Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northwest corner of Lot 8;

Thence South 0 degrees 38 minutes 50 seconds West, a distance of 329.82 feet, to the Southwest corner of Lot 8;

Thence North 89 degrees 31 minutes 30 seconds East along the South line of said Lot 8, a distance of 320.26 feet;

Thence North 0 degrees 34 minutes West, a distance of 330.27 feet, to the North boundary of said Lot 8;

Thence South 89 degrees 26 minutes West along said North boundary, a distance of 313.28 feet to the Point of Beginning;

Except the North 40 feet thereof; and

Except all coal, oil, gas and other mineral deposits, and except all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Patent from the United States of America.

Legal Description for 6336 North 67th Avenue (Z-99-31)

PARCEL NO. 1:

The North half of the North 8 acres of the South half of the Northeast quarter of the Southeast quarter of Section 12, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO 2:

The South 145 feet of the North half of the Northeast quarter of the Southeast quarter of Section 12, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Legal Description for 5902 West Peoria Avenue (Z-00-03)

That part of the East half of the Southeast quarter of Section 19, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the Southeast corner of said Section 19;

thence South 88 degrees 30 minutes 04 seconds West, along the South line of said Section 19, a distance of 984.81 feet;

thence North 00 degrees 05 minutes 30 seconds West, a distance of 290.00 feet to a point of tangency for a circular curve concave Southeasterly which has a central angle of 45 degrees 00 minutes 00 seconds and whose radius point bears North 89 degrees 54 minutes 30 seconds East a distance of 350.00 feet;

thence Northerly along the arc of said curve a distance of 274.89 feet;

thence North 44 degrees 54 minutes 30 seconds East, a distance of 821.67 feet to a point on a circular curve concave Northeasterly which has a central angle of 46 degrees 00 minutes 00 seconds and whose radius point bears North 44 degrees 56 minutes 13 seconds East a distance of 300.00 feet;

thence Southeasterly along the arc of said curve a distance of 140.86 feet;

thence North 88 degrees 56 minutes 13 seconds East, a distance of 84.18 feet to the East line of said Section 19;

thence South 00 degrees 03 minutes 47 seconds East along the East line of said Section 19, a distance of 1007.81 feet to the TRUE POINT OF BEGINNING;

EXCEPTING therefrom the following described property;

BEGINNING at the Southwest corner of the East half of the Southeast quarter of said Section 19;

thence North 00 degrees 04 minutes 59 seconds West a distance of 33.01 feet;

thence North 88 degrees 30 minutes 37 seconds East along the North line of the South 33.00 feet of the Southeast quarter of said Section 19 a distance of 334.99 feet to the POINT OF BEGINNING;

thence North 00 degrees 04 minutes 53 seconds West a distance of 42.01 feet;

thence North 88 degrees 30 minutes 37 seconds East a distance of 30.01 feet;
thence South 45 degrees 47 minutes 08 seconds East a distance of 13.97 feet;

thence North 88 degrees 30 minutes 37 seconds East parallel with and 65.00 feet Northerly of the South line of the Southeast quarter of said Section 19 a distance of 681.60 feet;

thence North 74 degrees 28 minutes 27 seconds East a distance of 41.23 feet;

thence North 88 degrees 30 minutes 37 seconds East parallel with and 75.00 feet Northerly of the South line of the Southeast quarter of said Section 19 a distance of 65.00 feet;

thence South 82 degrees 24 minutes 28 seconds East a distance of 55.22 feet;

thence North 44 degrees 13 minutes 41 seconds East a distance of 55.43 feet;

thence North 00 degrees 03 minutes 15 seconds West parallel with and 65.00 feet Westerly of the East line of the Southeast quarter of said Section 19 a distance of 863.30 feet;

thence North 45 degrees 33 minutes 15 seconds West a distance of 14.02 feet;

thence South 88 degrees 56 minutes 45 seconds West parallel with and 30.00 feet Southerly of the monument line of Mercer Lane as recorded in Book 295 of Maps, Page 26, records of Maricopa County, Arizona a distance of 8.65 feet to a point on a tangent curve concave Northeasterly and having a radius of 330.00 feet;

thence along said curve parallel with and 30.00 feet Southerly of the monument line of said Mercer Lane through a central angle of 39 degrees 02 minutes 43 seconds an arc length of 224.88 feet to a point on a non-tangent line;

thence South 86 degrees 53 minutes 20 seconds West along said non-tangent line a distance of 14.87 feet;

thence North 45 degrees 04 minutes 53 seconds West along the boundary of Oak Hollow, a subdivision recorded in Book 295 of Maps, Page 26, records of Maricopa County, Arizona, a distance of 30.00 feet;

thence continuing along the boundary of said Oak Hollow North 44 degrees 55 minutes 07 seconds East a distance of 38.65 feet to a point on the monument line of said Mercer Lane, said point also being on a curve concave Northeasterly and having a radius of 300.00 feet;

thence Southeasterly along said curve and along the monument line of said Mercer Lane through a central angle of 46 degrees 00 minutes 00 seconds an arc length of 240.86 feet to a point on a tangent line;

thence North 88 degrees 56 minutes 45 seconds East along said tangent line and along the monument line of said Mercer Lane a distance of 44.17 feet; thence South 00 degrees 03 minutes 15 seconds East parallel with and 40.00 feet Westerly of the East line of the

Southeast quarter of said Section 19, a distance of 925.22 feet to a point on a tangent curve concave Northwesterly and having a radius of 44.00 feet;

thence Southwesterly along said curve through a central angle of 88 degrees 33 minutes 52 seconds an arc length of 68.01 feet to a point on a non-tangent line;

thence South 01 degrees 29 minutes 23 seconds East along said non-tangent line a distance of 7.00 feet;

thence South 88 degrees 30 minutes 37 seconds West parallel with and 33.00 feet Northerly of the South line of the Southeast quarter of said Section 19 a distance of 902.08 feet to the POINT OF BEGINNING; and also

EXCEPT the South 33 feet and the East 33 feet thereof; and also

EXCEPT the West 7 feet of the East 40 feet of the East half of the Southeast quarter of Section 19, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; and also

EXCEPT that part of said Section 19 described as follows:

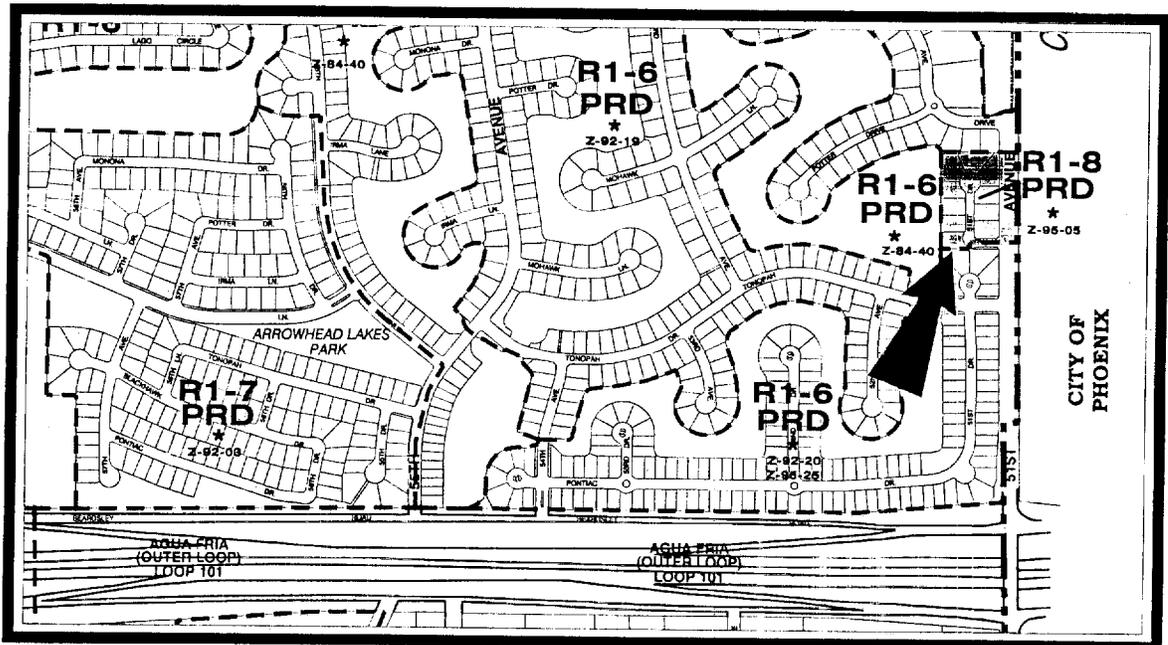
BEGINNING at a point 40 feet West, 33 feet North of the Southeast corner of said Section 19;

thence West 44 feet parallel to the South line of said Section;

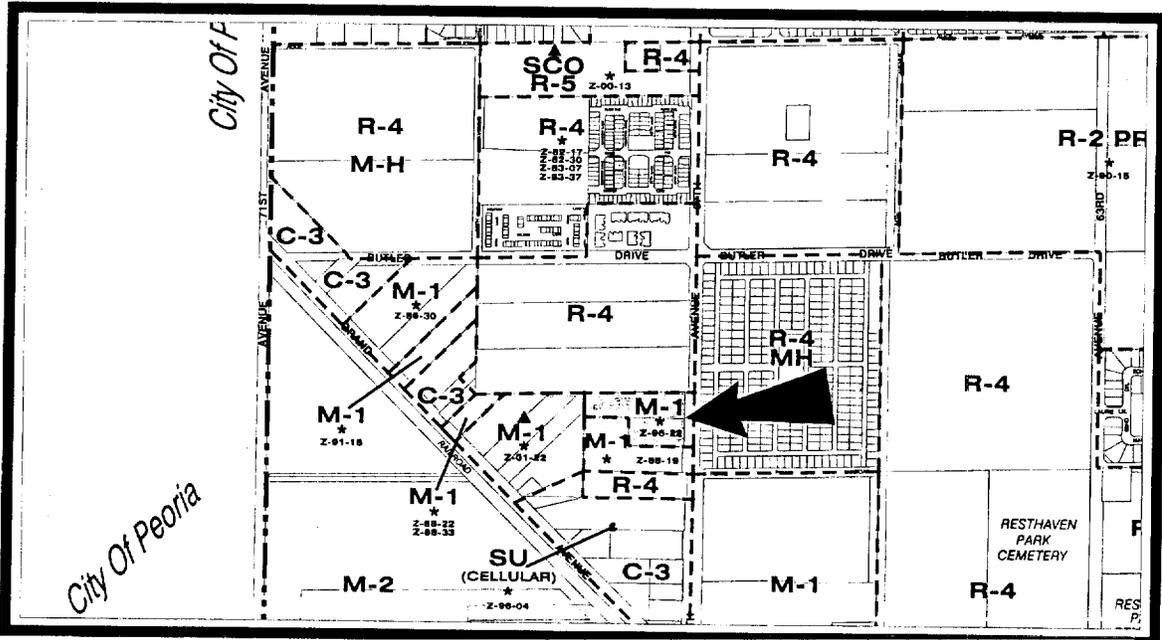
thence North 7 feet parallel to the East line of said Section;

thence Northeasterly along the arc of a curve having a radius of 44 feet for a distance of 69.115 feet to a point 40 feet West of the East line of said Section;

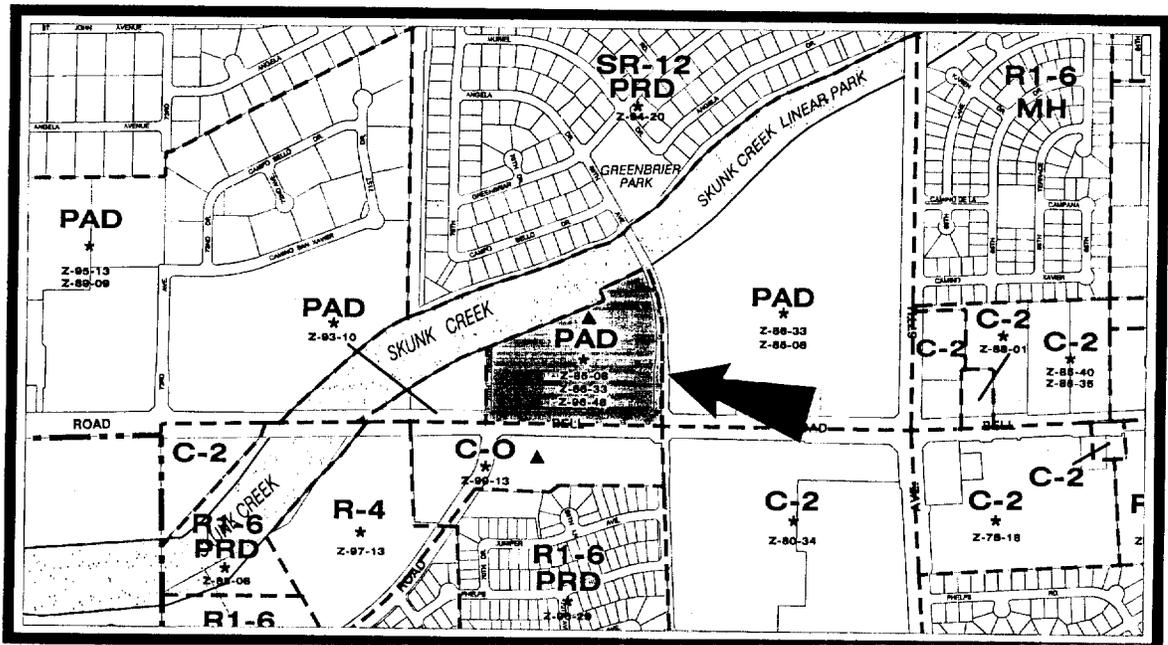
thence South parallel to said Section line 51 feet to the PLACE OF BEGINNING.



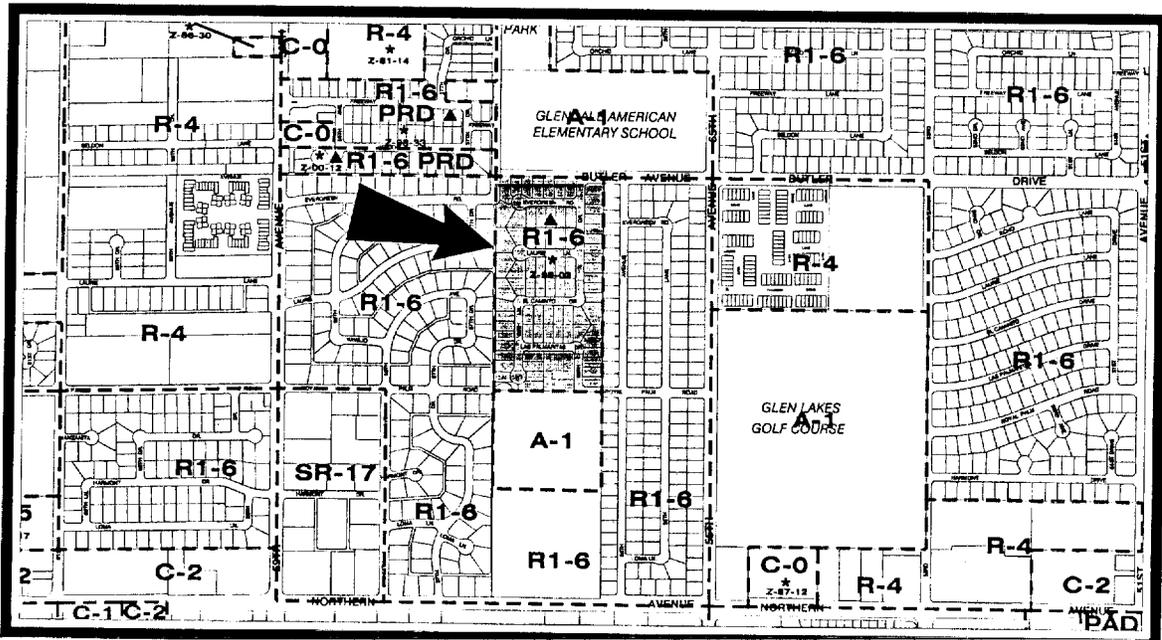
 <p>GLENDALE</p>	<p>CASE NUMBER Z-95-05</p>		<p>EXHIBIT A</p>
	<p>LOCATION 20700 N. 51ST AVENUE</p>		



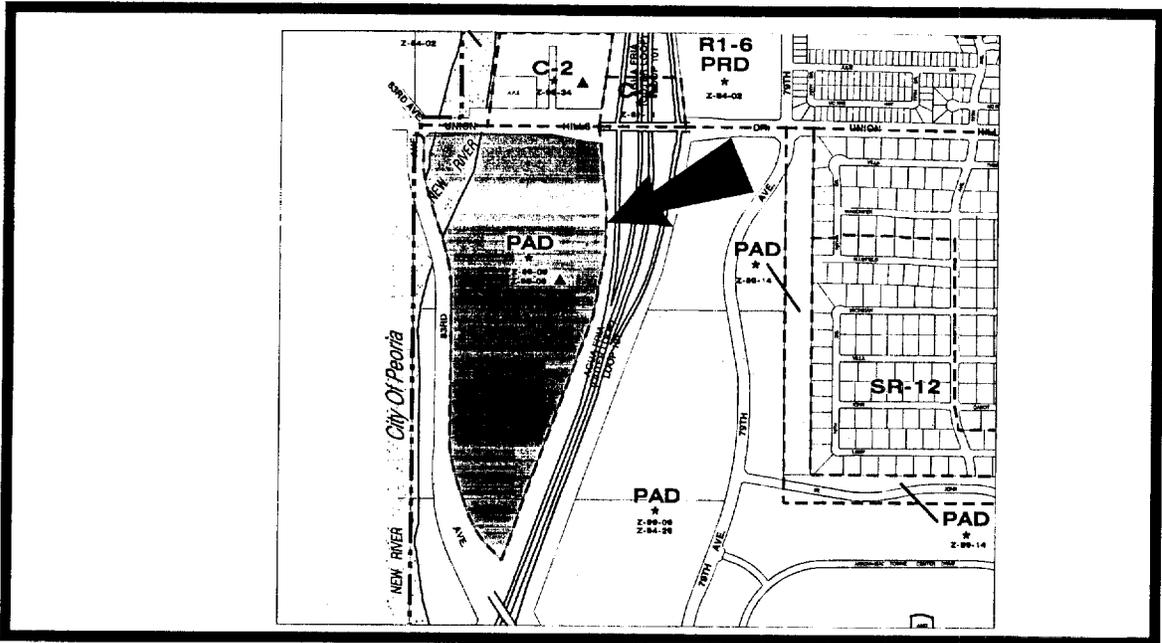
 <p>GLENDALE</p>	<p>CASE NUMBER Z-96-22</p>		<p>EXHIBIT B</p>
	<p>LOCATION 8320 N. 67TH AVENUE</p>		



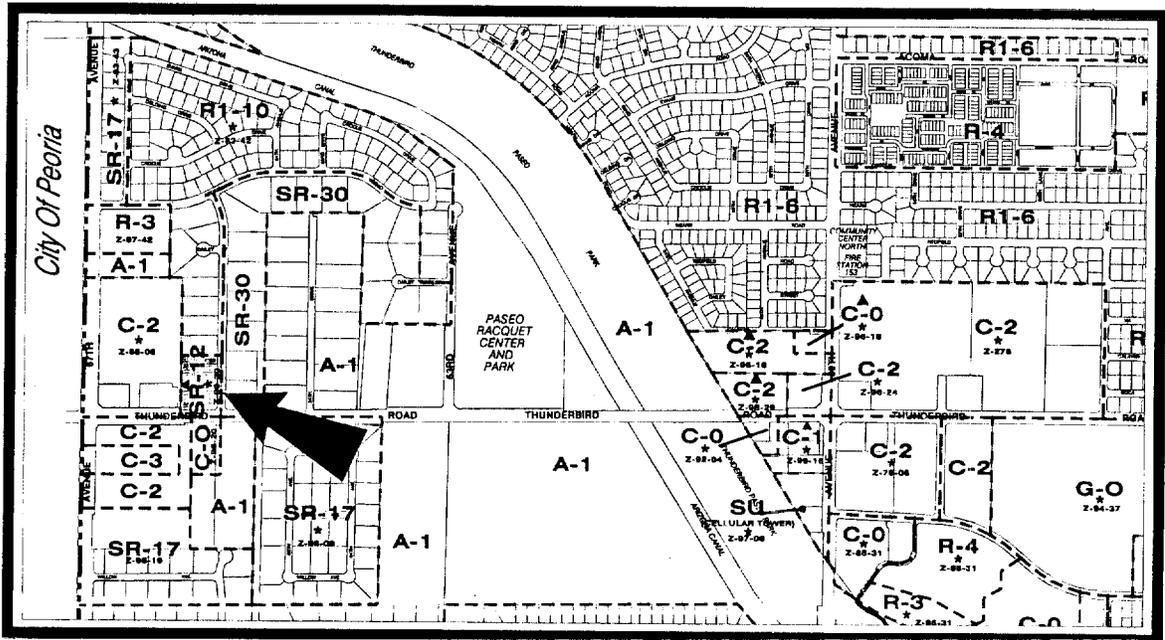
	CASE NUMBER Z-96-48		EXHIBIT C
	LOCATION 6900 W. BELL ROAD		



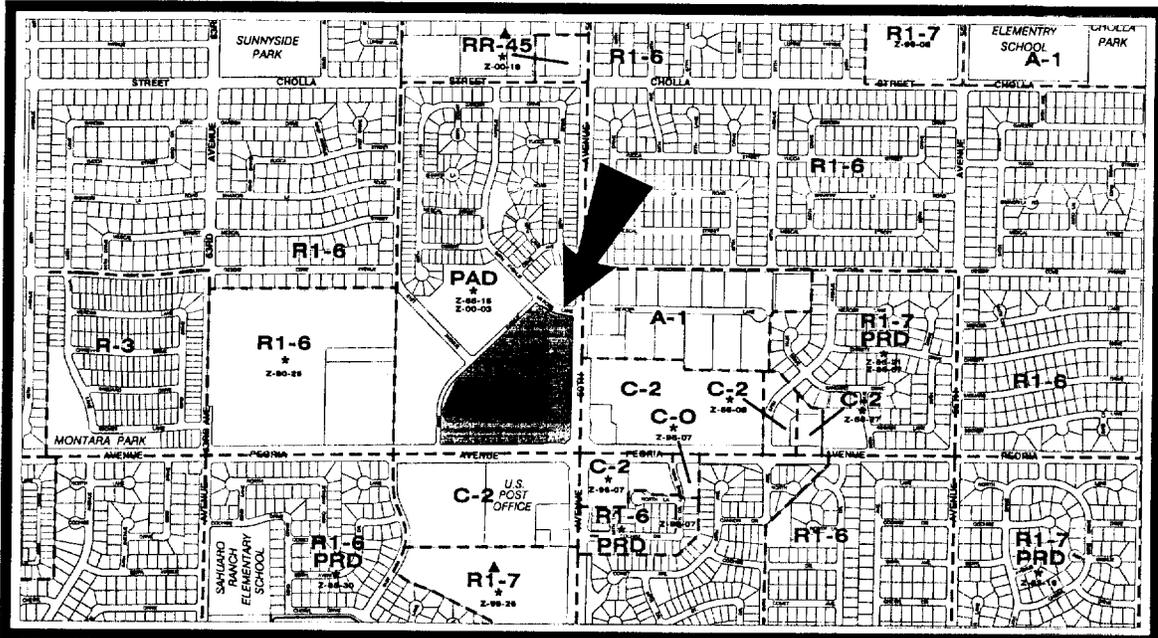
	CASE NUMBER Z-98-03		EXHIBIT D
	LOCATION 5616 W. ROYAL PALM ROAD		



	CASE NUMBER Z-99-09		EXHIBIT E
	LOCATION 8275 W. UNION HILLS DRIVE		



	CASE NUMBER Z-99-20		EXHIBIT F
	LOCATION 6620 W. THUNDERBIRD ROAD		



 <p>GLENDALE</p>	<p>CASE NUMBER Z-00-03</p>	<p>EXHIBIT I</p>
<p>LOCATION 5902 W. PEORIA AVENUE</p>		