ORDINANCE NO. 2933 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 19268 NORTH 54TH AVENUE FROM R1-6 PRD (SINGLE RESIDENCE – PLANNED RESIDENTIAL DEVELOPMENT) TO R1-6 PRD AMENDED (SINGLE RESIDENCE – PLANNED RESIDENTIAL DEVELOPMENT AMENDED); AMENDING THE ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Glendale Planning Commission held a public hearing on March 5, 2015 in zoning case ZON14-04 in the manner prescribed by law for the purpose of rezoning property located at 19268 North 54th Avenue from R1-6 PRD (Single Residence – Planned Residential Development) to R1-6 PRD Amended (Single Residence – Planned Residential Development Amended);

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in *The Glendale Star* on February 12, 2015; and

WHEREAS, the City of Glendale Planning Commission has recommended to the Mayor and the Council the zoning of property as aforesaid and the Mayor and the Council desire to accept such recommendation and rezone the property described on Exhibit A as aforesaid.

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

SECTION 1. That a parcel of land in Glendale, Maricopa County, Arizona located at 19268 North 54th Avenue and more accurately described in Exhibit A to this ordinance, is hereby conditionally rezoned from R1-6 PRD (Single Residence – Planned Residential Development) to R1-6 PRD Amended (Single Residence – Planned Residential Development Amended).

SECTION 2. That the rezoning herein provided for be conditioned and subject to the following:

1. All prior representations and stipulations of zoning case ZON05-01 Carmel Estates not modified by this case shall continue to apply.

2. Development shall be in substantial conformance with the applicant's Project Narrative dated January 12, 2015.

3. The rear yard setback on lots 31 through 35 will remain at 20 feet.

SECTION 3. Amendment of Zoning Map. The City of Glendale Zoning Map is herewith amended to reflect the change in districts referred to and the property described in Section 1 above.

SECTION 4. Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 14th day of April, 2015.

MAYOR

ATTEST:

City Clerk (SEAL)

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

Acting City Manager

Exhibit "A"

ZON14-04 Legal Description

The Carmel Estates subdivision, according to the plat of records in the office of the County Recorder of Maricopa County, Arizona, in Book 1135 of Maps, Page 11.