

ORDINANCE NO. 2942 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING APPROXIMATELY 16.12 ACRES ON LAND LOCATED ALONG THE WEST SIDE OF NORTH 83RD AVENUE AND NORTH OF THE WEST ORANGEWOOD AVENUE ALIGNMENT JUST NORTH OF THE MIDPOINT BETWEEN GLENDALE AND NORTHERN AVENUES FROM A-1 (AGRICULTURAL) TO R1-8 (SINGLE RESIDENCE); AMENDING THE ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Glendale Planning Commission held a public hearing on May 7, 2015 in zoning case ZON14-06 in the manner prescribed by law for the purpose of rezoning property located along the west side of North 83rd Avenue and north of the West Orangewood Avenue alignment just north of the midpoint between Glendale and Northern Avenues from A-1 (Agricultural) to R1-8 (Single Residence);

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 April 16, 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 land in Glendale, Maricopa County, Arizona located along the west side of North 83rd Avenue and north of the West Orangewood Avenue alignment just north of the midpoint between Glendale and Northern Avenues from A-1 (Agricultural) to R1-8 (Single Residence).

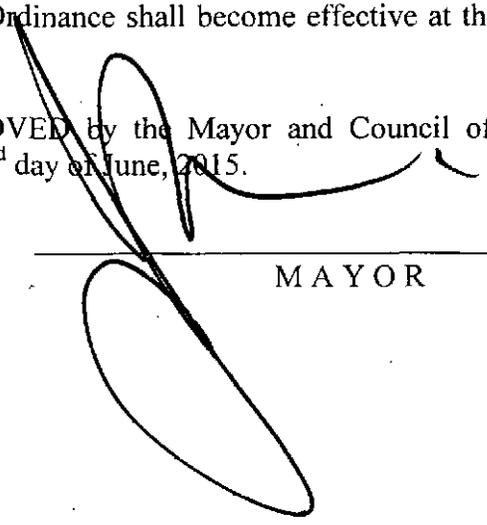
SECTION 2. That the rezoning herein provided for be conditioned and subject to the following:

1. Development shall be in substantial conformance with the development plan outlined in the *General Plan Amendment and Rezone* booklet, date stamped April 28, 2015 as it relates to the proposed subdivision into 43 single residence lots.
2. The predominant landscape theme shall be xeriscaping and the use of low water and/or drought resistant plantings when this site is developed. At the time of platting, specific maximum percentages of natural grass areas will be identified.

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.

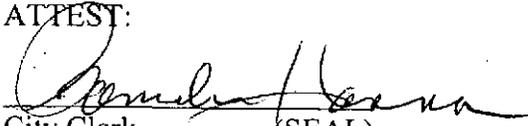
SECTION 4. Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 23rd day of June, 2015.



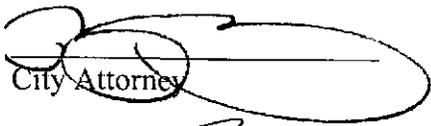
MAYOR

ATTEST:



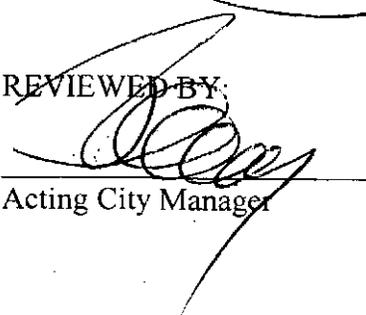
City Clerk (SEAL)

APPROVED AS TO FORM:



City Attorney

REVIEWED BY:



Acting City Manager

EXHIBIT "A"

Parcel 1:

The West 422 feet of the South half of the Southeast quarter of the Northeast quarter of Section 3, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County Arizona;

EXCEPT the North 13 acres thereof, as described in Docket 383, page 85, records of Maricopa County, Arizona.

Parcel 2:

The South half of the Southeast quarter of the Northeast quarter of Section 3, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the North 13 acres thereof, as described in Docket 383, page 85, records of Maricopa County, Arizona;

EXCEPT the West 422 feet and

EXCEPT the East 476.20 feet thereof.

Parcel 3:

The South half of the Southeast quarter of the Northeast quarter of Section 3, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the North 13 acres thereof, as described in Docket 383, page 85, records of Maricopa County, Arizona;

EXCEPT that part of the South half of the Southeast quarter of the Northeast quarter of Section 3, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows;

Beginning at the East quarter corner of said Section 3;

Thence North 147.41 feet;

Thence West 476.20 feet;

Thence South 147.80 feet;

Thence East 476.20 feet to the TRUE POINT OF BEGINNING; AND

EXCEPT the West 844 feet thereof; AND

EXCEPT the East 33 feet thereof.

Parcel 4:

Part of the South half of the Southeast quarter of the Northeast quarter of Section 3, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the East quarter corner of Section 3, Township 2 North, Range 1 East;

THENCE along the East line of said Section 3, North 00 degrees, 00 minutes, 12 seconds West, a distance of 222.48 feet to THE POINT OF BEGINNING of this description;

THENCE along the South line of the North 13 acres of the South half of the Southeast quarter of the Northeast quarter of said Section 3, South 89 degrees, 43 minutes, 21 seconds West, a distance of 614.15 feet;

THENCE leaving said South line, North 00 degrees, 00 minutes, 12 seconds West a distance of 156.04 feet;

THENCE North 89 degrees, 43 minutes, 21 seconds East, a distance of 614.15 feet to the East line of said Section 3;

THENCE along said East line, South 00 degrees, 00 minutes, 12 seconds East a distance of 156.04 feet to the POINT OF BEGINNING of this description;

EXCEPT the East 33 feet thereof.

Parcel 5:

Part of the South half of the Southeast quarter of the Northeast quarter of Section 3, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the East quarter corner of Section 3, Township 2 North, Range 1 East;

THENCE along the East line of said Section 3, North 00 degrees, 00 minutes, 12 seconds West a distance of 378.52 feet to the POINT OF BEGINNING of this description;

THENCE leaving said line South 89 degrees, 43 minutes 21 seconds West, a distance of 614.15 feet;

THENCE South 00 degrees, 00 minutes, 12 seconds East, a distance of 156.04 feet to the South line of the North 13 acres of the South half of the Southeast quarter of the Northeast quarter of said Section 3;

THENCE along said South line, South 89 degrees, 43 minutes, 21 seconds West, a distance of 696.00 feet to the West line of the Southeast quarter of the Northeast quarter of said Section 3;

THENCE along said West line, North 00 degrees, 20 minutes 33 seconds East a distance of 366.06 feet;

THENCE North 89 degrees 43 minutes 21 seconds East a distance of 1307.94 feet to the Easterly line of said Section 3;

THENCE along said East line, South 00 degrees, 00 minutes 12 seconds East a distance of 210.00 feet to the POINT OF BEGINNING of this description;

EXCEPT the East 33 feet thereof; AND

EXCEPT any portion thereof lying within the North 2 acres of the South half of the Southeast quarter of the Northeast quarter of Section 3, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

"AND ALSO BEING THE SAME PROPERTY ALSO DESCRIBED AS FOLLOWS (includes parcels 1-5)"

A portion of the South Half of the Southeast Quarter of the Northeast Quarter of Section 3, Township 2 North, Range 1 East of The Gila And Salt River Base and Meridian, Maricopa County, Arizona more particularly described as follows;

Commencing at the East quarter corner of said Section 3; Thence North 00 degrees 00 minutes 12 seconds West a distance of 147.41 feet to the Point of Beginning;

Thence South 89 degrees 50 minutes 35 seconds West a distance of 476.20 feet to the West line of the East 476.20 feet of said South Half of the Southeast Quarter of the Northeast Quarter of Section 3;

Thence along said West line, South 00 degrees 00 minutes 12 seconds East a distance of 147.80 feet to the South line of said South half of the Southeast quarter of the Northeast quarter of Section 3, said point also being on the North line of "Rovey Farms Estates" as recorded in Book 611 of Maps, Page 3, records of Maricopa County, Arizona;

Thence along said South line, South 89 degrees 47 minutes 47 seconds West a distance of 835.38 feet to West line of said South half of the Southeast quarter of the Northeast quarter of Section 3, said point also being on the East line of said "Rovey Farms Estates";

Thence along said West line, North 00 degrees 20 minutes 19 seconds East a distance of 590.09 feet to a point on the South line of the North 2.00 acres of said South half of the Southeast quarter of the Northeast quarter of Section 3;

Thence along said South line, North 89 degrees 51 minutes 17 seconds East a distance of 1308.01 feet to a point on the East line of said South half of the Southeast quarter of the Northeast quarter of Section 3;

Thence along said East line, South 00 degrees 00 minutes 12 seconds East a distance of 441.33 feet to the Point of Beginning;

Except the East 40.00 feet thereof.

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE SE 1/4, NE 1/4, A SECTION 3, T. 2 N., R. 1 E.
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

Clauson Engineering, Inc.
ENGINEERS & SURVEYORS
1000 N. GILBERT AVENUE, SUITE 100
MESA, ARIZONA 85204
PHONE: 480-962-1111
FAX: 480-962-1112

ALTA/ACSM LAND TITLE SURVEY
A PART OF SE 1/4, NE 1/4, SECTION 3
83RD AVENUE & ORANGEMOOD AVENUE

DATE: 06-18-14
BY: [Signature]
SCALE: 1" = 60'
SHEET NO. 2 OF 2

