

ORDINANCE NO. 2950 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 5400 WEST NORTHERN AVENUE FROM R-4 (MULTIPLE RESIDENCE) TO C-O (COMMERCIAL OFFICE); AMENDING THE ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Glendale Planning Commission held a public hearing on August 6, 2015 in zoning case ZON15-05 in the manner prescribed by law for the purpose of rezoning property located at 5400 West Northern Avenue from R-4 (Multiple Residence) to C-O (Commercial Office); and

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 July 16, 2015; and

WHEREAS, the City of Glendale Planning Commission has recommended to the Mayor and the Council the property be rezoned with conditions; and

WHEREAS, the Mayor and the Council have considered the comments and input of the public and the recommendations of the City of Glendale Planning Commission.

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 5400 West Northern Avenue and more accurately described in Exhibit A to this ordinance, is hereby conditionally rezoned from R-4 (Multiple Residence) to C-O (Commercial Office).

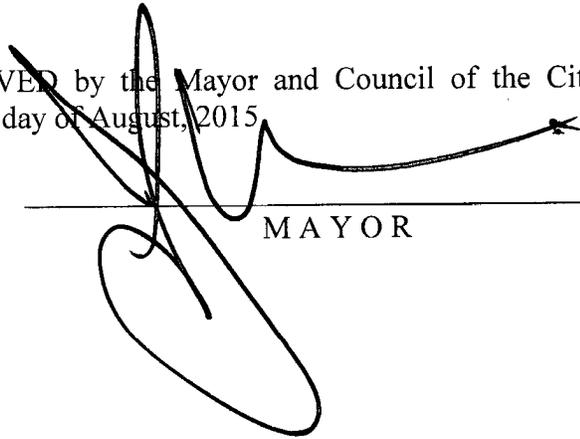
SECTION 2. That the rezoning herein provided be conditioned and subject to the following:

1. Development shall be in substantial conformance with the site plan, dated November 17, 2014. The Site Plan is attached to this Ordinance as Exhibit B.

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 25<sup>th</sup> day of August, 2015.



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MAYOR

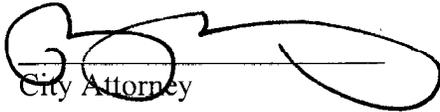
ATTEST:



\_\_\_\_\_

City Clerk (SEAL)

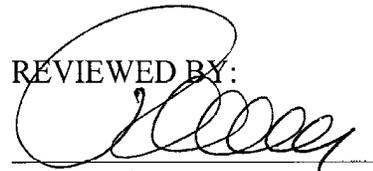
APPROVED AS TO FORM:



\_\_\_\_\_

City Attorney

REVIEWED BY:



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Acting City Manager

EXHIBIT A

5400 WEST NORTHERN AVENUE

A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST HALF;

THENCE WEST ALONG THE SOUTH LINE OF SAID WEST HALF 396 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN INSTRUMENT RECORDED AT DOCKET 13605, PAGE 741, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE TRUE POINT OF BEGINNING;

THENCE NORTH ALONG THE WEST LINE OF THE PROPERTY DESCRIBED IN SAID INSTRUMENT 370 FEET;

THENCE WEST 264 FEET;

THENCE SOUTH 370 FEET TO A POINT ON THE SOUTH LINE OF SAID WEST HALF;

THENCE EAST 264 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE SOUTH 40 FEET THEREOF; AND

EXCEPT THE EAST 132 FEET; AND

EXCEPT THAT PORTION THEREOF WHICH LIES WITHIN THE SOUTH 5 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32;

THENCE NORTH ALONG THE WEST LINE THEREOF A DISTANCE OF 40 FEET TO A POINT;

THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHERN AVENUE A DISTANCE OF 615.46 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING EAST A DISTANCE OF 140.71 FEET TO A POINT;

THENCE NORTH 00 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 330 FEET TO A POINT;

THENCE WEST A DISTANCE OF 140.92 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 25 MINUTES 40 SECONDS EAST, A DISTANCE OF 330 FEET TO THE TRUE POINT OF BEGINNING.

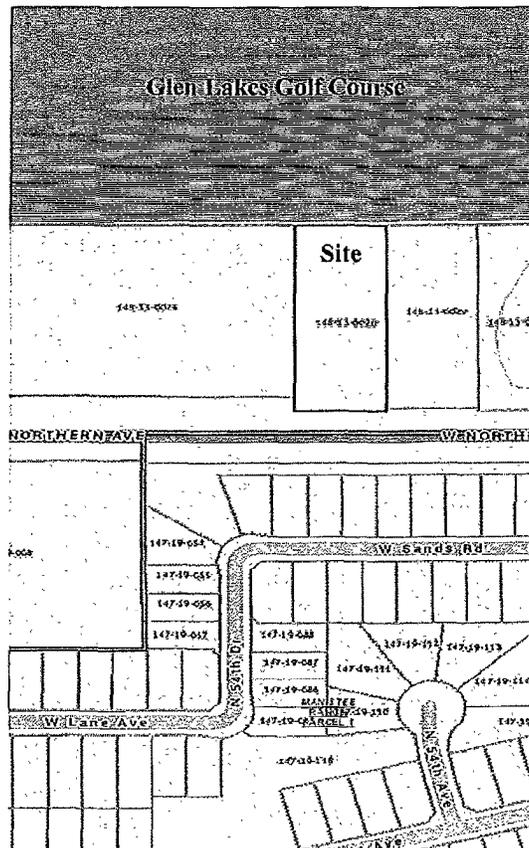
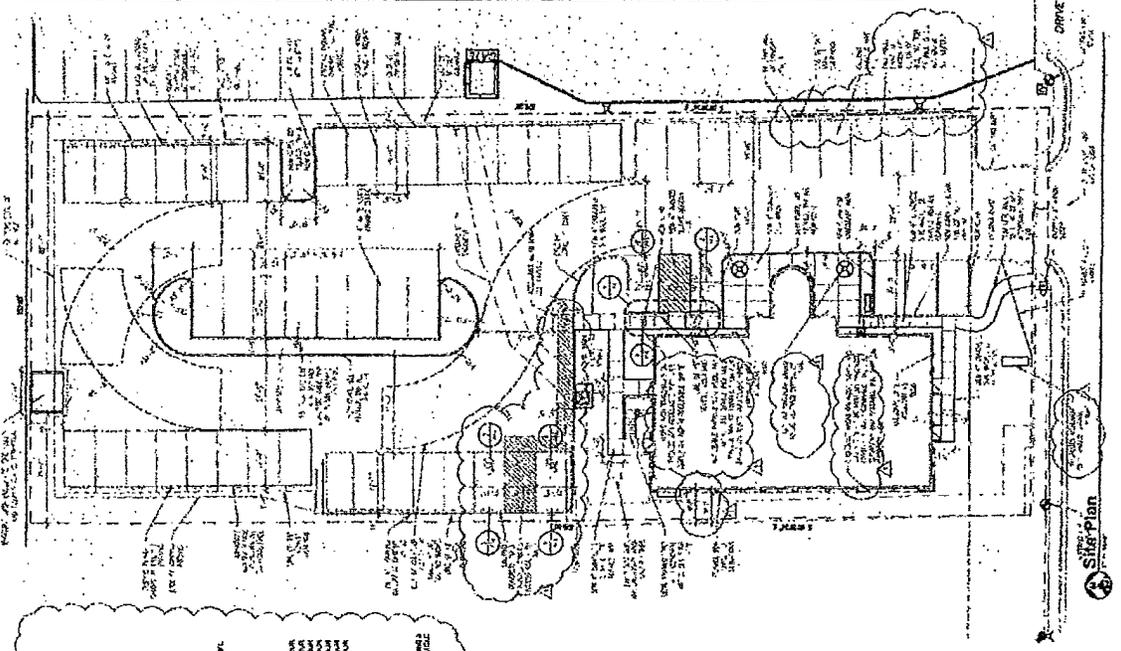


EXHIBIT B



**Project Information**

PROJECT: 5400 BUILDING  
 ARCHITECT: [unreadable]  
 CLIENT: [unreadable]  
 DATE: [unreadable]  
 DRAWING NO.: [unreadable]  
 SHEET NO.: [unreadable]

**Parking Calculations**

NO. OF SPACES: [unreadable]  
 TOTAL AREA: [unreadable]  
 PARKING INDEX: [unreadable]

**General Notes - Glendale**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF GLENDALE SPECIFICATIONS AND THE CALIFORNIA BUILDING CODE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GLENDALE.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

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5400 Building  
 5400 West Imperial  
 Glendale, CA 91204  
 1413

**A1.1**

Scale: [unreadable]  
 DATE: FEB 17 2011