OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
ELECTRONIC RECORDING
20160312916,05/06/2016 04:33,
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Recorded by:
City Clerk, City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301

City of Glendale, Arizona

ORDINANCE NO. 2985 NEW SERIES

(PLEASE DO NOT REMOVE ~ THIS IS PART OF THE OFFICIAL DOCUMENT)

ORDINANCE NO. 2985 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY FROM PAD (PLANNED AREA DEVELOPMENT) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "ZANJERO APARTMENTS" LOCATED AT 9300 WEST GLENDALE AVENUE, AMENDING THE ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Glendale Planning Commission held a public hearing on February 4, 2016, in zoning case ZON15-07 in the manner prescribed by law for the purpose of rezoning property located at 9300 West Glendale Avenue from PAD (Planned Area Development) to PAD (Planned Area Development); 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 January 14, 2016; and

WHEREAS, the City of Glendale Planning Commission has recommended to the Mayor and the Council the zoning of property as detailed above and the Mayor and the Council desire to accept such recommendation and rezone the property described on Exhibit A as a PAD (Planned Area Development) in accordance with the Development Plan currently on file with the Planning Department as of the date of this ordinance.

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 9300 West Glendale Avenue is hereby conditionally rezoned from PAD (Planned Area Development) to PAD (Planned Area Development) in accordance with the Development Plan currently on file with the Planning Division as of the date of this ordinance.

SECTION 2. That the rezoning described in this ordinance is conditioned and subject to the development being in substantial conformance with the development plan and permitted uses contained in the Zanjero Apartments PAD prepared January 20, 2016.

SECTION 3. That the rezoning herein provided be further conditioned and subject to the following:

1. Development shall be in substantial conformance with the development plan outlined in the PAD document, dated January 20, 2016.

SECTION 4. Amendment of Zoning Map. The City of Glendale Zoning Map is amended to reflect the change in districts referred to and the property described in Section 1 above.

SECTION 5. 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 26th day of April, 2016.

MAYOR

ATTEST:

City Clerk (SEAL)

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 1C, as shown on the Minor Land Division of Lot 1, FINAL PLAT OF "Zanjero", recorded in Book 765 of Maps, page 17, records of Maricopa County, Arizona

Except that portion more particularly described as follows:

A parcel of land located in Lot 1, Final plat of Zanjero, as recorded in Book 764, Page 42, and on the Minor Land Division of Lot 1, FINAL PLAT OF "Zanjero", recorded in Book 765 of Maps, page 17, Maricopa County Records, being in the Southeast quarter of Section 4, 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 Southeast corner of Section 4;
Thence North 00 degrees 18 minutes 57 seconds East, along the East line of the Southeast quarter of said Section 4, a distance of 448.05 feet, to a point;
Thence North 89 degrees 41 minutes 03 seconds West, a distance of 128.00 feet, to the point of beginning;
Thence South 00 degrees 18 minutes 57 seconds West, parallel with said East line, a distance of 146.50 feet, to a point on the North boundary line of Tract "D" of said Final Plat;
Thence North 89 degrees 41 minutes 03 seconds West, along said North boundary line, a distance of 17.97 feet, to a point;
Thence South 00 degrees 39 minutes 31 seconds East, along the Westerly boundary line of said Tract "D", a distance of 64.49 feet, to a point;
Thence continuing along said Westerly boundary line, South 43 degrees 33 minutes 15 seconds West, a distance of 23.08 feet, to a point;
Thence leaving said Westerly boundary line, South 88 degrees 12 minutes 50 seconds West, a distance of 134.74 feet, to a point;
Thence North 01 degrees 47 minutes 10 seconds West, a distance of 217.94 feet, to a point;
Thence North 76 degrees 13 minutes 28 seconds East, a distance of 61.37 feet, to a point;
Thence South 89 degrees 41 minutes 03 seconds East, a distance of 115.80 feet to the point of beginning.

APN: 142-56-020F