

Recorded by:  
City Clerk, City of Glendale  
5850 West Glendale Avenue  
Glendale, Arizona 85301

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
ELECTRONIC RECORDING  
20160312865,05/06/2016 04:24,  
O2986-8-1-1--,N

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**City of Glendale, Arizona**

**ORDINANCE NO. 2986 NEW SERIES**

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

ORDINANCE NO. 2986 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 9050 WEST CAMELBACK ROAD FROM R1-8 PRD (SINGLE RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT), C-2 (GENERAL COMMERCIAL), AND C-O (COMMERCIAL OFFICE) TO PAD (PLANNED AREA DEVELOPMENT); AMENDING THE ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Glendale Planning Commission held a public hearing on December 3, 2015 in zoning case ZON13-09 in the manner prescribed by law for the purpose of rezoning property located at 9050 West Camelback Road from R1-8 PRD (Single Residence, Planned Residential Development), C-2 (General Commercial), and C-O (Commercial Office) 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 March 24, 2016; and

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

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 9050 West Camelback Road and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from R1-8 PRD (Single Residence, Planned Residential Development), C-2 (General Commercial), and C-O (Commercial Office) to PAD (Planned Area Development).

SECTION 2. That the rezoning is conditioned and subject to the following:

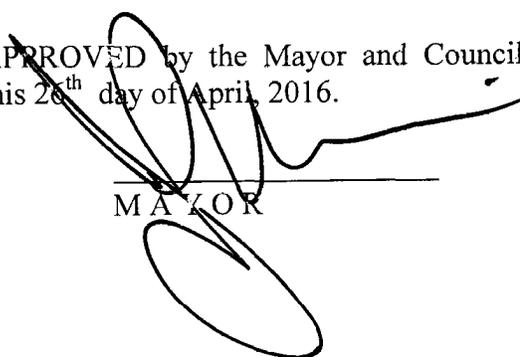
1. Development shall be in substantial conformance with the PAD document, dated February 2016. Less intensive development may be deemed substantially conforming by the Planning Director, subject to Preliminary Plat and Design Review approval.
2. Right-of-way dedications and off-street improvements shall be completed in conjunction with Final Plat and Design Review approval.

3. There shall be a 30 foot landscaped triangle provided on the corner of Camelback Road and 91<sup>st</sup> Avenue and on the corner of Bethany Home Road and 91<sup>st</sup> Avenue.
4. Street improvements adjacent to and vehicular access to 91<sup>st</sup> Avenue to the existing substation shall be provided by the applicant to SRP at no cost.
5. Construction of Camelback Road roadway improvements adjacent to the Planned Commercial parcel shall be designed so that the 69kv power poles shall not split the westbound through lane from the right turn lane, and that the relocated 69kv poles shall be relocated at the ultimate buildout location. It is estimated that 2 to 4 poles may need to be relocated.

SECTION 3. 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 4. Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

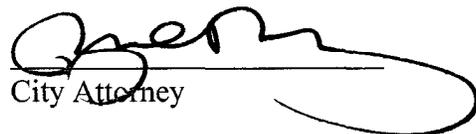
PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 26<sup>th</sup> day of April, 2016.

  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
City Clerk (SEAL)

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

REVIEWED BY:

  
\_\_\_\_\_  
City Manager

January 28, 2004  
Job No. 000403  
Rev. August 21, 2013

**Legal Description  
For  
Stonehaven**

That portion of Section 15, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

**Beginning** at the Southwest corner of Section 15, thence North 00 degrees 00 minutes 41 seconds West, along the West line of the Southwest quarter of Section 15, a distance of 2388.59 feet;

Thence North 89 degrees 47 minutes 02 seconds East, 241.88 feet;

Thence North 00 degrees 00 minutes 26 seconds West, 208.70 feet;

Thence South 89 degrees 47 minutes 02 seconds West, 241.90 feet to a point on the West line of said Southwest quarter of Section 15;

Thence North 00 degrees 00 minutes 41 seconds West, along said West line of the Southwest quarter of Section 15, a distance of 45.00 feet to the Northwest corner of said Southwest quarter (West quarter corner of Section 15);

Thence North, along the West line of the Northwest quarter, 2641.41 feet to the Northwest corner of said Section 15;

Thence North 89 degrees 47 minutes 29 seconds East, along the North line of said Northwest quarter, 2023.32 feet to a point, from which the North quarter corner of Section 15, bears North 89 degrees 47 minutes 29 seconds East, 625.91 feet;

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Thence South 00 degrees 12 minutes 31 seconds East, perpendicular to said North line of the Northwest quarter of Section 15, 34.03 feet;

Thence South 34 degrees 19 minutes 08 seconds East, 585.60 feet;

Thence North 89 degrees 44 minutes 50 seconds East, 296.32 feet to a point on the North-South mid-section line, from which the center of Section 15 bears South 00 degrees 04 minutes 37 seconds East, 2122.39 feet;

Thence continuing North 89 degrees 44 minutes 50 seconds East, 513.69 feet;

Thence North 51 degrees 50 minutes 14 seconds East, 406.89 feet;

Thence North 89 degrees 44 minutes 50 seconds East, 1815.08 feet to a point on the East line of the Northeast quarter of Section 15, from which the Northeast corner of Section 15, bears North 00 degrees 01 minutes 56 seconds West, 266.61 feet;

Thence South 00 degrees 01 minutes 56 seconds East, along said East line of the Northeast quarter, 1053.77 feet to the Northeast corner of Missouri Ranch, a subdivision, recorded in Book 582 of Maps, Page 33 of Official Records;

Thence South 89 degrees 47 minutes 09 seconds West, along the North line of said subdivision, 1324.16 feet to the Northwest corner thereof;

Thence South 00 degrees 03 minutes 14 seconds East, along the West line of said subdivision, 710.26 feet to the Northeast corner of that certain parcel described in Special Warranty Deed recorded as Document No. 02-0992583;

Thence South 89 degrees 46 minutes 57 seconds West, coincident with and the prolongation of the North line of said certain parcel, 1323.75 feet to a point on the North-South mid-section line of Section 15, from which the center of Section 15 bears South 00 degrees 04 minutes 37 seconds East, 610.08 feet;

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Thence continuing South 89 degrees 46 minutes 57 seconds West, 83.86 feet to a point on the arc of a non-tangent curve concave Easterly, whose radius point bears South 82 degrees 32 minutes 24 seconds East, 500.00 feet;

Thence Southerly along the arc of said curve, through a central angle of 07 degrees 32 minutes 14 seconds and an arc length of 65.77 feet;

Thence South 00 degrees 04 minutes 37 seconds East, parallel to said North-South mid-section line, 420.66 feet to the beginning of a curve to the left, having a radius of 500.00 feet;

Thence Southerly along the arc of said curve to the left, through a central angle of 11 degrees 49 minutes 13 seconds and an arc length of 103.15 feet;

Thence South 11 degrees 53 minutes 50 seconds East, 21.84 feet to a point on the East-West mid-section line, from which the center of Section 15 bears North 89 degrees 47 minutes 02 seconds East, 73.11 feet;

Thence continuing South 11 degrees 53 minutes 50 seconds East, 356.89 feet to a point on the North-South mid-section line and a point on the periphery of Camelback Park, a subdivision, recorded in Book 313 of Maps, Page 41 of Official Records, from which the center of Section 15 bears North 00 degrees 04 minutes 37 seconds West, 349.50 feet;

Thence continuing along the periphery of said subdivision the following seven courses,

South 11 degrees 53 minutes 50 seconds East, 371.61 feet to the beginning of a curve to the right having a radius of 802.49 feet;

Thence Southerly along the arc of last said curve through a central angle of 29 degrees 45 minutes 33 seconds and an arc length of 416.81 feet;

Thence South 17 degrees 51 minutes 43 seconds West, 355.71 feet to the beginning of a curve to the left having a radius of 768.15 feet;

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Thence Southerly along the arc of last said curve through a central angle of 29 degrees 11 minutes 16 seconds and an arc length of 391.31 feet;

Thence South 11 degrees 19 minutes 33 seconds East, 300.00 feet to the beginning of a curve to the right, having a radius of 1015.43 feet;

Thence Southerly along the arc of last said curve through a central angle of 11 degrees 14 minutes 56 seconds and an arc length of 199.36 feet to a point on the North-South mid-section line;

Thence South 00 degrees 04 minutes 37 seconds East, along said North-South mid-section line, 300.00 feet to the South quarter corner of Section 15;

Thence South 89 degrees 46 minutes 36 seconds West, along the South line of said Southwest quarter, 2655.81 feet to the Southwest corner of Section 15 and the **Point of Beginning.**

**Note:** The above described parcel contains 17,214,249 square feet or 395.1848 acres, more or less.

