

ORDINANCE NO. 3012 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 8510 WEST GLENDALE AVENUE FROM R1-10 (SINGLE RESIDENCE) TO R1-7 PRD (SINGLE RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "GARDEN GROVE," AMENDING THE ZONING MAP; PROVIDING AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE BE RECORDED.

WHEREAS, the City of Glendale Planning Commission held a public hearing on September 1, 2016 in zoning case ZON15-14 in the manner prescribed by law for the purpose of rezoning property located at 8510 West Glendale Avenue from R1-10 (Single Residence) to R1-7 PRD (Single Residence, Planned Residential 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 August 11, 2016; and

WHEREAS, the City has considered the individual property rights and personal liberties of the residents of the City before adopting this zoning ordinance; and

WHEREAS, the City of Glendale Planning Commission has recommended to the Mayor and the Council the zoning of property as described and the Mayor and the Council desire to accept such recommendation and rezone the property described on Exhibit A as R1-7 PRD (Single Residence, Planned Residential 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 8510 West Glendale Avenue and more specifically described in Exhibit A to this ordinance, is conditionally rezoned from R1-10 (Single Residence) to R1-7 PRD (Single Residence, Planned Residential Development).

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

1. Development will substantially conform to the development plan outline in the PRD booklet, dated August 1, 2016.
2. All local streets, curbs, gutters, sidewalks, and streetlights will meet the City's standards.

SECTION 3. 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. This Ordinance becomes effective at the time and in the manner prescribed by law.

SECTION 5. The City Clerk is instructed and authorized to forward a certified copy of this ordinance for recording to the Maricopa County Recorder's Office.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 25th day of October, 2016.

M A Y O R

ATTEST:

City Clerk (SEAL)

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

EXHIBIT A
Legal Description

LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 46.90 FEET OF THE EAST 330.84 FEET THEREOF;

TOGETHER WITH;

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3;

EXCEPT THE SOUTH 46.90 FEET OF THE WEST 370.84 FEET THEREOF;

TOGETHER WITH;

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3;

EXCEPT THE WEST 40.00 FEET THEREOF;

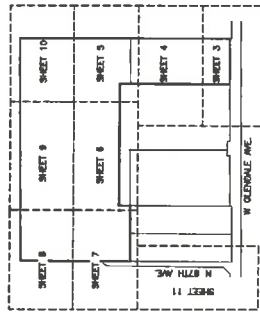
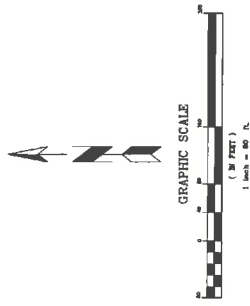
EXCEPT;

ANY PORTION LYING WITHIN THAT PROPERTY CONVEYED TO THE CITY OF GLENDALE IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2003-1717741, DESCRIBED AS FOLLOWS:

EXCEPT;

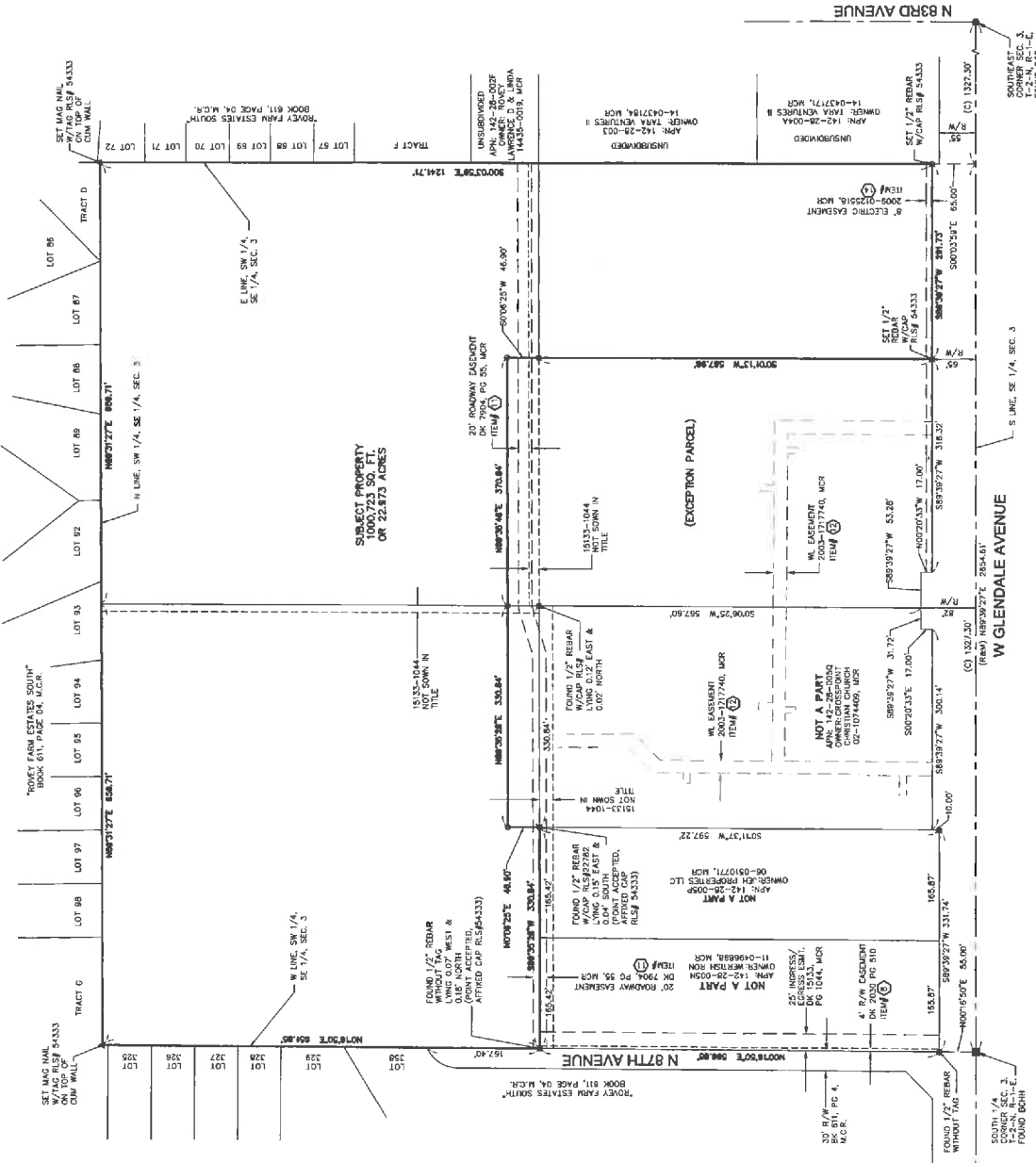
ANY PORTION LYING WITHIN THAT 55.00 FOOT RIGHT OF WAY FOR ROAD PURPOSES RECORDED IN BOOK 15 OF ROAD MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXHIBIT A



LEGEND

- FOUND BRASS CAP PLUSH
 ▲ FOUND BRASS CAP IN HANDBOUE
 ● SET NAIL W/TAG RLS 54333
 ○ FOUND AS NOTED
 * SET 1/2" REBAR W/CM RLS 54333
 x RIGHT-OF-WAY
 □ MEASURED
 (R) RECORDED
 (C) CALCULATED
 (M) MONITORING
 (W) W.C.R.
 _____ RLS
 _____ BOUNDARY LINE
 _____ ADJOINING BOUNDARY LINE
 _____ ASCENDING LINE
 _____ DESCENDING LINE



ALTA/CMS LAND TITLE SURVEY
A PORTION OF THE SOUTHWEST QUARTER OF
THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE
GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA
(BOUNDARY DETAIL)

GILBERT LAND SURVEYING, PLC
 4301 B. Spadina Lane, Gilbert, Arizona 85237
 Phone (480) 334-0830

2301 E. Spanish Lane, Gilbert, Arizona 85237
Phone: (480) 334-0806

JOB NO.: 150702	SHEET: 2 OF 11
--------------------	-------------------