

ORDINANCE NO. 017-01

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 16480 NORTH 59TH AVENUE FROM C-O (COMMERCIAL OFFICE) TO G-O (GENERAL OFFICE); AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE IS RECORDED.

WHEREAS, the City of Glendale Planning Commission held a public hearing on October 6, 2016, in zoning case ZON16-06 in the manner prescribed by law for the purpose of rezoning property located at 16480 North 59th Avenue from C-O (Commercial Office) to G-O (General 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 September 15, 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 previously described and the Mayor and the Council desire to accept such recommendation and rezone the property described on Exhibit A as G-O (General Office) in accordance with the Development Plan currently on file with the Planning Division 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 16480 North 59th Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from C-O (Commercial Office) to G-O (General Office).

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

1. Development will substantially conform to the narrative and site plan completed on August 24, 2016.
2. Dedication of additional right-of-way on 59th Avenue to provide a total half-street width of 60 feet will be made prior to issuance of a Certificate of Occupancy.

3. Dedication of additional right-of-way on Kings Avenue to provide for a total half-street width of 30 feet will be made prior to issuance of a Certificate of Occupancy.

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 10th day of January, 2017.

Mayor Jerry P. Weiers

ATTEST:

Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

REVIEWED BY:

Kevin R. Phelps, City Manager

**LOT 1**

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6;
THENCE SOUTH 06 DEGREES 24 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 688.53 FEET;
THENCE SOUTH 89 DEGREES 07 MINUTES 30 SECONDS WEST, A DISTANCE OF 45.21 FEET;
THENCE SOUTH 06 DEGREES 24 MINUTES 20 SECONDS EAST, A DISTANCE OF 194.73 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 06 DEGREES 24 MINUTES 20 SECONDS EAST, A DISTANCE OF 11.76 FEET;
THENCE SOUTH 83 DEGREES 35 MINUTES 40 SECONDS WEST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 06 DEGREES 24 MINUTES 20 SECONDS EAST, A DISTANCE OF 55.00 FEET;
THENCE NORTH 83 DEGREES 35 MINUTES 40 SECONDS EAST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 06 DEGREES 24 MINUTES 20 SECONDS EAST, A DISTANCE OF 161.37 FEET;
THENCE SOUTH 41 DEGREES 23 MINUTES 29 SECONDS WEST, A DISTANCE OF 13.44 FEET;
THENCE SOUTH 89 DEGREES 11 MINUTES 18 SECONDS WEST, A DISTANCE OF 435.13 FEET;
THENCE NORTH 29 DEGREES 51 MINUTES 40 SECONDS WEST, A DISTANCE OF 253.95 FEET;
THENCE NORTH 89 DEGREES 11 MINUTES 18 SECONDS EAST, A DISTANCE OF 310.89 FEET;
THENCE NORTH 00 DEGREES 48 MINUTES 42 SECONDS WEST, A DISTANCE OF 15.00 FEET;
THENCE NORTH 89 DEGREES 11 MINUTES 18 SECONDS EAST, A DISTANCE OF 234.34 FEET TO THE POINT OF BEGINNING.



KINGS PLAZA LEGAL DESCRIPTION

PARCEL NO. 1:

A parcel of land situated in the Northeast quarter of Section 6, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 6;

thence South 06 degrees 24 minutes 20 seconds East along the East line of said Northeast quarter, a distance of 688.53 feet;

thence South 89 degrees 07 minutes 30 seconds West, a distance of 45.00 feet to the TRUE POINT OF BEGINNING;

thence South 06 degrees 24 minutes 20 seconds East, a distance of 422.94 feet;

thence South 41 degrees 19 minutes 15 seconds West, a distance of 13.43 feet;

thence South 89 degrees 07 minutes 30 seconds West, a distance of 435.13 feet;

thence North 29 degrees 56 minutes 00 seconds West, a distance of 492.91 feet;

thence North 89 degrees 07 minutes 30 seconds East, a distance of 642.22 feet to the TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM the following described property beginning at a point on the East line of said Lot 1, Section 6 which bears South 06 degrees 24 minutes 20 seconds East, 895.00 feet from the Northeast corner of said Lot 1;

thence South 89 degrees 07 minutes 30 seconds West, a distance of 45.00 feet to the TRUE POINT OF BEGINNING;

thence South 83 degrees 35 minutes 40 seconds West, 100.00 feet;

thence South 06 degrees 24 minutes 20 seconds East, 55.00 feet;

thence North 83 degrees 35 minutes 40 seconds East, 100.00 feet to a point on the East line of said Lot 1;

thence North 06 degrees 24 minutes 20 seconds West, 55.00 feet to the TRUE POINT OF

BEGINNING; and EXCEPT an undivided one-half interest of all mineral rights as reserved in the Warranty Deed recorded September 23, 1959 in Docket 3003, page 296, records of Maricopa County, Arizona.



PARCEL NO. 2:

That portion of G.L.O. Lot 1 (also known as the Northeast Quarter of the Northeast Quarter) of Section 6, Township 3 North, Range 2 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 6;

THENCE South 06 degrees 29 minutes 01 seconds East, along the East line of said Section 6, a distance of 895.00 feet, to the Northeast corner of that property described in Docket 14842, page 912, Records of Maricopa County, Arizona;

THENCE South 83 degrees 30 minutes 59 seconds West along the North line of that property described in said Docket 14842, page 913 a distance of 55.00 feet to the true POINT OF BEGINNING of the property described herein;

THENCE continuing South 83 degrees 30 minutes 59 seconds West, along the North line of that property described in said Docket 14842, page 912, a distance of 90.00 feet;

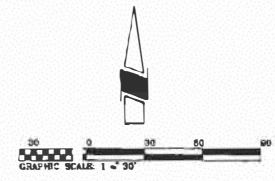
THENCE South 06 degrees 29 minutes 01 seconds East, along the West line of that property described in said Docket 14842, page 912, a distance of 55.00 feet, to the Southeast corner of that property described in said Docket 14842, page 912;

THENCE North 83 degrees 30 minutes 59 seconds East, along the South line of that property described in said Docket 14842, page 912, a distance of 90.00 feet;

THENCE North 06 degrees 29 minutes 01 seconds West, a distance of 55.00 feet, to the POINT OF BEGINNING.

EXCEPT an undivided one-half interest of all mineral rights as reserved in the Warranty Deed recorded September 23, 1959 in Docket 3003, page 296, records of Maricopa County, Arizona.

NE COR SEC 6.
T-3-N R-2-E
FD C.O.G. B.C.H.



WAL MART STORES, INC
5845 W. BELL RD.
GLENDALE, AZ. 85308

TALAVI BLVD.



RICK MINI-SKID COMPANY		6120 NORTH WERN STREET PHOENIX, AZ 85016 602-557-1350 FAX:602-55-2396		e-mail:rick@rick.com www.rick.com	
Name _____		Phone: () _____ - _____ Ext: _____		Fax: () _____ - _____	
JOB NUMBER: 4693	PREPARED BY: D.S.R.		DATE PREPARED: AUG. 2016		