



Received July 21, 2021  
City of Glendale

## PROPOSITION 207 WAIVER DISCLOSURE STATEMENT

In November 2006, the voters of Arizona approved Proposition 207. One of the impacts of this law is to allow property owners to make a claim for compensation for the enactment of certain land use laws that devalue their property. The law also allows for waivers to be filed by the property owners to waive their ability to file for a claim of diminished property values due to a land use action.

When a piece of property is annexed into the City of Glendale, the property becomes subject to the City's land development requirements. These are typically stricter than those in the County. At the time of annexation or within six (6) months, the City must establish zoning for the annexed property that is comparable to the zoning permitted in Maricopa County. Although the City establishes comparable zoning for the annexed property, this may, from some perspective, appear to cause a reduction in property values.

To avoid some claims that could come after annexation from subsequent application of city zoning and other land use regulations, the City is requesting property owners within a proposed annexation to sign a waiver that will cover future application of city zoning and other land use regulations. In cases where less than 100% of the property owners have signed the waiver, staff will recommend denial of the annexation application in order to avoid a Proposition 207 claim. Staff will also recommend denial of an annexation without 100% support from the property owners. Support by property owners will be demonstrated as signatures on the petition. However, without 100% of signatures on either the petition or waiver, the applicant will still have the opportunity to be heard by Council, should the applicant choose to do so.

In cases where more than one parcel is included in the proposed annexation, the applicant will be required to provide either a certified copy of the deed or a legal description for each parcel included in the annexation case. The Proposition 207 Waiver must be notarized for it to be accepted by the City. If the Glendale City Council denies the annexation, the property owner is released from this consent and waiver.

RC

Enclosure

**CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE**

(Property Owned by One or More Entities)

The undersigned is the owner of the parcel of land described in Attachment 1 hereto that is the subject of Rezoning Application No. ZON21-14.

By signing this document, the undersigned owner(s) agree(s) and consent(s) to all the conditions imposed by the City of Glendale in conjunction with the approval of Rezoning Application No. ZON21-14, acknowledges that the approval of Rezoning Application No. ZON21-14 might affect current or existing rights to use, divide, sell or possess the subject property, and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes § 12-1134 that may now or in the future exist as a result of the approval of Rezoning Application No. ZON21-14.

Dated this 25<sup>th</sup> day of June, 2021.

OWNER: 303 and Lower Buckeye LLC  
[Entity name and descriptions]

By: [Signature]  
[Sign Name]

Edwin H. Grant III  
[Print Name]

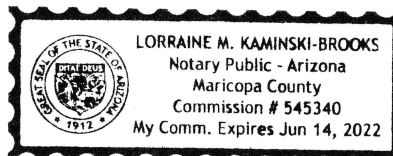
Its: Authorized Principal  
[Title]

STATE OF ARIZONA     )  
  ) ss.  
County of Maricopa     )

This instrument was acknowledged before me this 25<sup>th</sup> day of June, 2021 by Edwin H. Grant III.

[Signature]  
Notary Public

My Commission Expires:  
June 14, 2022



**Legal Description  
For  
Zoning Boundary  
Cotton & Northern**

Located in the Northwest Quarter of Section 1, Township 2 North, Range 2 West, Gila and Salt River Meridian, Maricopa County, Arizona.

Commencing at the Northwest corner of said Section 1, from which the West Quarter corner of said Section 1 bears South 00°00'07" East, a distance of 2618.83 feet;

Thence South 00°00'07" East, along the West line of said Section 1, a distance of 1405.93 feet;

Thence departing said West line, South 89°42'55" East, a distance of 65.00 feet to the Point of Beginning;

Thence North 00°00'07" West, a distance of 436.26 feet;

Thence North 89°59'49" East, a distance of 568.72 feet;

Thence North 40°23'44" East, a distance of 563.03 feet;

Thence North 00°08'44" East, a distance of 538.63 feet to the North line of said Northwest Quarter;

Thence South 89°51'16" East, along said North line, a distance of 1221.87 feet;

Thence departing said North line, South 05°02'50" East, a distance of 405.84 feet;

Thence South 06°58'05" East, a distance of 407.78 feet;

Thence North 89°51'16" West, a distance of 1,033.39 feet;

Thence South 00°14'47" West, a distance of 600.19 feet;

Thence North 89°42'55" West, a distance of 1,206.04 feet to the Point of Beginning.

Excepting therefrom:

Commencing at the Northwest corner of said Section 1;

Thence South 00°03'05" East, along the West line of said Section 1, a distance of 1360.39 feet;

Thence South 89°39'39" East, departing said West line, a distance of 1182.37 feet to the Point of Beginning;

Thence South 89°45'08" East, a distance of 32.00 feet;

Thence South 00°14'52" West, a distance of 22.00 feet;

Thence North 89°43'08" West, a distance of 12.00 feet;

Thence South 00°14'52" West, a distance of 9.00 feet;

Thence North 89°45'08" West, a distance of 20.00 feet;

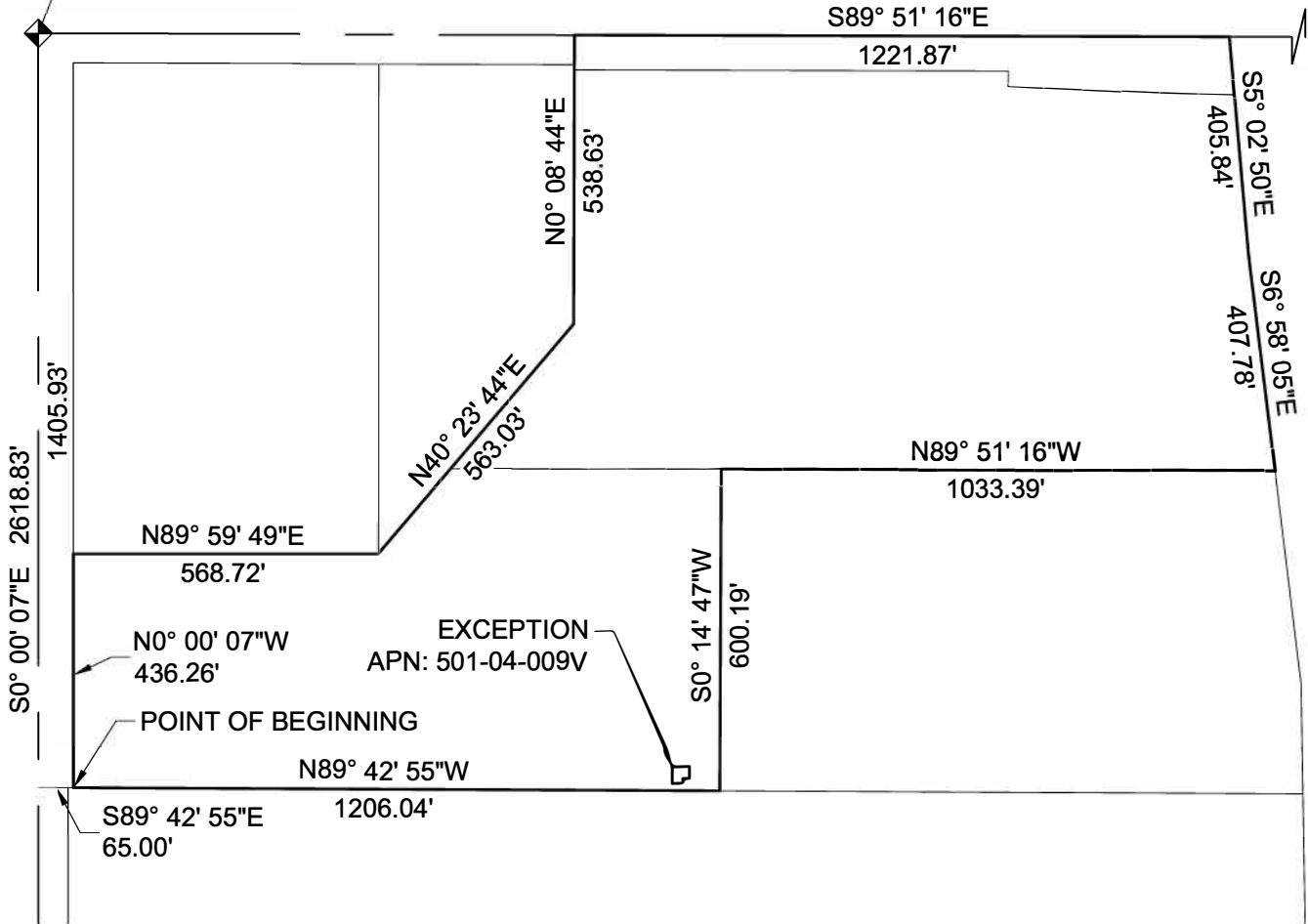
Thence North 00°14'52" East, a distance of 31.00 feet to the Point of Beginning.

Containing 1,671,701 square feet or 38.38 acres, more or less.



BRASS CAP IN HAND HOLE  
 N.W. COR. SEC. 1,  
 T. 2 N., R. 2 W.  
 POINT OF COMMENCEMENT

CALCULATED POSITION  
 PER BK. 661, PG. 18, M.C.R.  
 N. 1/4 COR. SEC. 1,  
 T. 2 N., R. 2 W.



EXCEPTION  
 APN: 501-04-009V

POINT OF BEGINNING



645 E. MISSOURI AVE., STE. 160  
 PHOENIX, ARIZONA 85012

P: 602.297.8732 • F: 602.230.8458

# EXHIBIT

**ZONING BOUNDARY**  
 SEC COTTON LN. & NORTHERN AVE.  
 CITY OF GLENDALE

Project No. 1126  
 Sheet 1 of 1

Date : 06/24/21

Plotted: 06/21/21 - 3:53 PM, By: mragdale  
 File: M:\1126 GTIS-Residences at Cotton Lane-Glendale\Survey\1126 EXH Boundary Zoning.dwg, --> EXH