

ORDINANCE NO. O23-28

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 2.47 ACRES LOCATED EAST OF THE NORTHEAST CORNER OF 87TH AVENUE AND GLENDALE AVENUE FROM A-1 (AGRICULTURAL) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED “RESIDENCES AT WESTGATE”; 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 June 22, 2023, in zoning case ZON22-27 in the manner prescribed by law for the purpose of rezoning property located east of the northeast corner of 87th Avenue and Glendale Avenue from A-1 (Agricultural) to PAD (Planned Area Development);

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 Arizona Republic* on May 31, 2023; 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 recommended to the mayor and the council the zoning of property as described above and the mayor and the council desire to approve such recommendation to rezone the property described on Exhibit A 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.

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 east of the northeast corner of 87th Avenue and Glendale Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from A-1 (Agricultural) to PAD (Planned Area Development).

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

1. Development shall be in substantial conformance with the Residences at Westgate PAD Narrative, final copy date stamped April 17, 2023.
2. A ten foot right of way dedication is required along Glendale Avenue to complete a sixty-five-foot half street.

SECTION 3. The City of Glendale Zoning Map is amended by this ordinance to reflect the change in districts referred to and the property described in Section 1 above as shown in Exhibit B.

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 22nd day of August, 2023.

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

Exhibit A

Legal Description

APN: 142-28-005P

THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST 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 55 FEET THEREOF.

FND BCHH W 1/4 COR SECTION 3 T 2N R 1E

FND BCHH N 1/4 COR SECTION 3 T 2N R 1E

CENTER OF SECTION BY INTERSECTION

S89°23'22"W 5267.43'
2622.75'

FND COG BCHH E 1/4 COR SECTION 3 TOWNSHIP 2 N RANGE 1 E

NOTES

- UNLESS OTHERWISE NOTED, ALL DISTANCES AND BEARINGS SHOWN HEREON RESULT FROM ACTUAL FIELD MEASUREMENT.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
- THIS SITE MAY CONTAIN EASEMENTS, RIGHT-OF-WAY AND SERVITUDE THAT ARE NOT SHOWN ON THIS SURVEY.
- NO SEARCH OF PUBLIC RECORDS WERE MADE.
- SURVEY SHOWN HEREON DOES NOT PURPORT TO VERIFY OWNERSHIP.

LEGAL DESCRIPTION

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

THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST 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 55 FEET THEREOF.

BASIS OF BEARING

THE MONUMENT LINE OF GLENDALE AVENUE ALSO BEING THE SOUTH LINE OF THE SE QUARTER OF SECTION 3 WHICH BEARS NORTH 89 DEGREES 29 MINUTES 37 SECONDS EAST.

REFERENCE DOCUMENTS

- BOOK 72 PAGE 28 MCR
- UNRECORDED ALTA SURVEY BY ALPHA ENGINEERING.

PARCEL ADDRESS & AREA

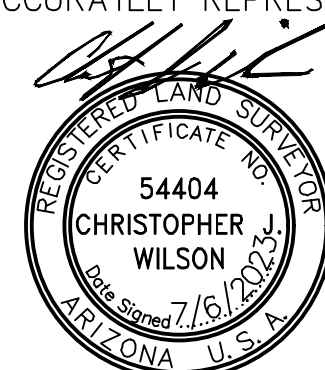
APN 142-28-005 P 2.27 ACRES (NET) MORE OR LESS
8636 W GLENDALE AVENUE GLENDALE, AZ 85305

RECORD OWNER

GLENDALE FARMS, LLC
6902 E 1ST AVE SCOTTSDALE, AZ 85251

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY AND MONUMENTS OF THE ABOVE DESCRIBED SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLOT.



EXP 3-31-25

REGISTERED LAND SURVEYOR DATE NUMBER
MLC SERVICES, LLC
561 W GUADALUPE RD
GILBERT, AZ 85233
TEL: (602)405-5122

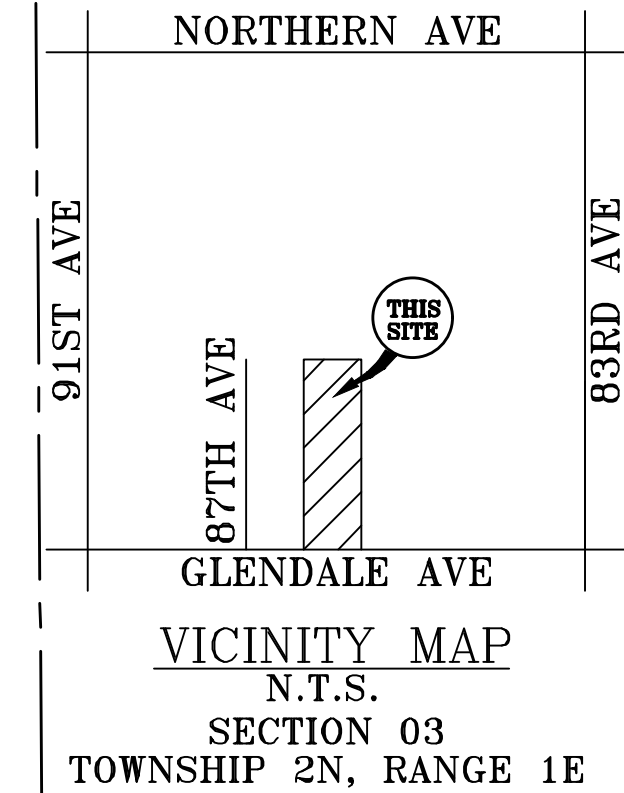
GARDEN GROVE COMMUNITY ASSOCIATION INC
TRACT A
GARDEN GROVE
BOOK 1348 PG 15 MCR

RESULT OF SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

- CENTERLINE
- PROPERTY LINE
- - - TIE LINE
- ADJOINER
- (C) CALCULATED
- (R) RECORD
- (M) MEASURED
- SET 1/2" REBAR AND CAP OR NAIL AND ALUMINUM TAG C WILSON RLS 54404
- ⊙ FND BRASS CAP AS NOTED
- FND AS NOTED



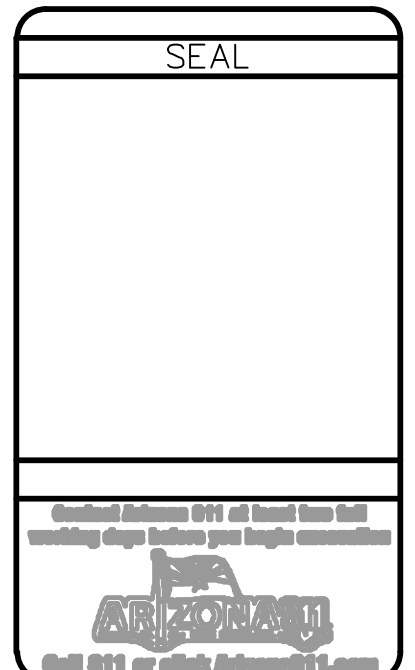
NO.	DATE	DESCRIPTION	REVISIONS

ALTA/SPS LAND TITLE SURVEY
GLENDALE FARMS
8636 W GLENDALE AVENUE GLENDALE, AZ

MLC SERVICES
LAND CIVIL CONSTRUCTION & ENGINEERING
3231 S. COUNTRY CLUB WAY., SUITE 103, TEMPE, AZ 85282 PH. 602-393-2030 FAX 602-393-2031
DRAFTING: DA, KL, CW
DATE: JULY 29, 2021

CHECKED: CJW

SURVEY



JOB NO. 21-06009
1 OF 1

ALAN MAX MONZON GRAMAJO
UNSUBDIVIDED
APN 142-28-005 N

CROSSPOINT CHRISTIAN CHURCH
LOT 1
CROSSPOINT CHRISTIAN CHURCH MLD
BOOK 1321 PG 49 MCR

FND BCHH S 1/4 COR SECTION 3 T 2N R 1E

GLENDALE AVE

FND REBAR AND CAP MARKED RLS 22782 0.05' SOUTH AND 0.07' EAST OF CORNER ACCEPTED.

FND SRP CAP SE COR. SECTION 3 TOWNSHIP 2 N RANGE 1 E

