

ORDINANCE NO. O24-09

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 7448 NORTH 83RD AVENUE FROM A-1 (AGRICULTURAL) TO R1-8 (SINGLE RESIDENCE – 8), 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 February 22, 2024, in zoning case ZON23-05, in the manner prescribed by law for the purpose of rezoning property located at 7448 North 83rd Avenue from A-1 (Agricultural) to R1-8 (Single Residence – 8); and

WHEREAS, 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 January 31, 2024; 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 council the zoning of property as described above and the mayor and council desire to accept such recommendation and rezone the property described on Exhibit A to R1-8 (Single Residence – 8).

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 7448 North 83rd Avenue and more specifically described in Exhibit A, be rezoned to R1-8 (Single Residence – 8).

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

1. The City of Glendale requires that the driveway connection be 30-feet wide at 83rd Avenue. This driveway width may then taper for a distance of 20 feet to be a 23-foot-wide 2-way drive aisle to serve the developments within the lot.
2. The City of Glendale will be reconstructing 83rd Avenue at this site to include a right-of-way need, at a minimum, equal to 57 feet, curb, gutter, landscape buffer, and a 6-foot-wide sidewalk. In order to preserve the need for the reconstruction the development's driveway apron location and construction will be in compliance with City of Glendale's reconstruction plans of 83rd Avenue at Orangewood Avenue.

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. That the provisions of this ordinance will become effective thirty (30) days after passage of this ordinance by the Glendale City Council.

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 23rd day of April, 2024.

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

The following real property situated in Maricopa County, Arizona:

The part of the South half of the Southeast quarter of the Northeast quarter of Section 3, Township 2 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows::

BEGINNING at the East quarter corner of said Section;

THENCE North 147.41 feet;

THENCE West 476.2 feet;

THENCE South 147.8 feet;

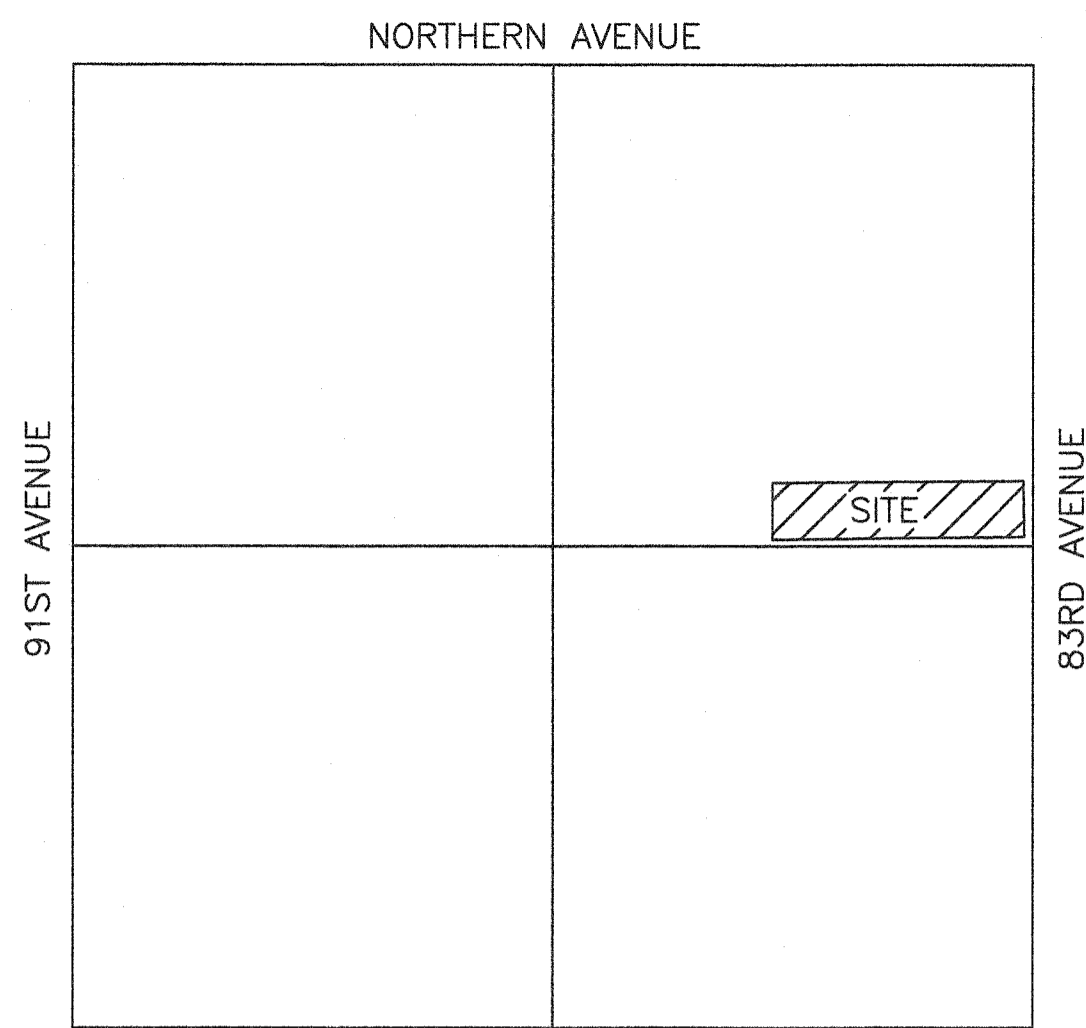
THENCE East 476.2 feet to the POINT OF BEGINNING;

EXCEPT the NORTH 50 feet thereof; and

EXCEPT any portion within the North 13 acres as described in Docket 383, page 85.

RECORD OF SURVEY

A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, T2N, R1E OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, CITY OF CHANDLER, ARIZONA

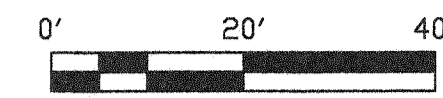


VICINITY MAP (NO SCALE)

REFERENCE DOCUMENTS

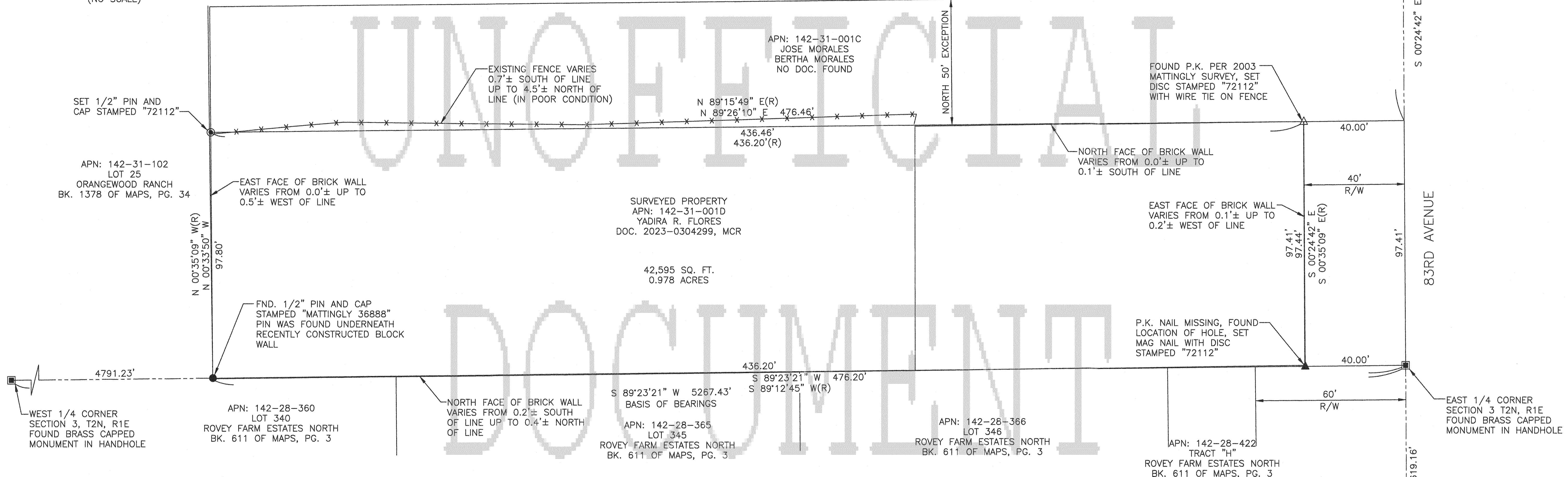
- RECORD OF SURVEY: BOOK 699 OF MAPS, PAGE 2, MCR, DATED 2004
- RECORD OF SURVEY: BOOK 632 OF MAPS, PAGE 35, MCR, DATED 2003
- RECORD OF SURVEY: BOOK 913 OF MAPS, PAGE 2, MCR, DATED 2007
- SUBDIVISION PLAT: ORANGEWOOD RANCH BOOK 1378 OF MAPS, PAGE 34, MCR, DATED 2018
- SUBDIVISION PLAT: ROVEY FARM NORTH ESTATES BOOK 611 OF MAPS, PAGE 3, MCR, DATED 2002
- WARRANTY DEED 2023-0304299, MCR

NORTHEAST SECTION CORNER SECTION 3, T2N, R1E CALCULATED POSITION OF MONUMENT



LEGEND

- R/W RIGHT-OF-WAY
- DOC. DOCUMENT
- BK. BOOK
- PG. PAGE
- MCR MARICOPA COUNTY RECORDER
- APN ASSESSORS PARCEL NUMBER



NOTES

THE BASIS OF BEARINGS FOR THIS RECORD OF SURVEY IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, T2N, R1E, HAVING A BEARING OF S 89°23'21" W, NAD83, ARIZONA CENTRAL ZONE, STATE PLANE COORDINATES AS DERIVED FROM GPS-RTK OBSERVATIONS USING SMARTNET NETWORK,

THIS RECORD OF SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL EASEMENTS, OWNERSHIP RIGHTS, OR OTHER ENCUMBRANCES THAT MAY OR MAY NOT AFFECT THE SURVEYED PROPERTY. THESE ITEMS NOT SHOWN HEREON COULD BE REVEALED IN A TITLE REPORT.

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS NOTED.

THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

ALL MONUMENTS SHOWN HEREON AS FOUND OR SET ARE WITHIN 0.3 FEET OF THE GROUND SURFACE, UNLESS OTHERWISE NOTED.

EASEMENTS ARE NOT SHOWN HEREON. BUILDINGS ARE NOT SHOWN HEREON.

THE AREA SHOWN HEREON IS A RESULT OF THIS RECORD OF SURVEY.

DISTANCES SHOWN HEREON THAT EQUAL RECORD ARE NOT A REFLECTION OR A STATEMENT OF ACCURACY OF FIELD MEASUREMENTS, BUT RATHER A STATEMENT OF HOLDING THE RECORD DISTANCES AS SHOWN.

LEGAL DESCRIPTION PER SURVEY

BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF CHANDLER, COUNTY OF MARICOPA, ARIZONA BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER SECTION CORNER BEING MARKED BY A BRASS CAP MONUMENT IN HANDHOLE AND BEING NORTH 89°23'21" EAST, 5,267.43 FEET FROM THE WEST QUARTER CORNER BEING MARKED BY A BRASS CAP MONUMENT IN HANDHOLE; THENCE ALONG SAID QUARTER SECTION LINE, SOUTH 89°23'21" WEST, 40.00 FEET TO A MAG NAIL WITH DISC STAMPED "72112", BEING THE TRUE POINT OF BEGINNING;

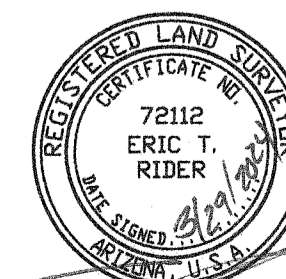
THENCE CONTINUING ALONG SAID LINE, SOUTH 89°23'21" WEST, 436.20 FEET TO A FOUND PIN AND CAP STAMPED "MATTINGLY 36888"; THENCE NORTH 0°33'50" WEST TO A SET STEEL PIN AND CAP STAMPED "72112"; THENCE NORTH 89°26'10" EAST, 436.46 FEET TO A FOUND P.K. NAIL SET IN CONCRETE BASE FOR FENCE POST ON THE WEST RIGHT-OF-WAY LINE OF 83RD AVENUE; THENCE ALONG SAID LINE, SOUTH 0°24'42" EAST, 97.44 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.978 ACRE, (42,595 SQ.FT.) AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY, WHETHER RECORDED OR NOT.

OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER

STEPHEN RICHER
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BOOK 1792 PAGE 1
PAPER RECORDING

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SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS RECORD OF SURVEY IS BASED ON, WAS MADE IN ACCORDANCE WITH THE "ARIZONA BOUNDARY MINIMUM STANDARDS" AND THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS SURVEYED AND DRAWN UNDER MY DIRECTION IN THE MONTH OF MARCH, 2024.

ERIC T. RIDER, RLS #72112

3/29/2024
DATE

RIDER LAND SURVEYING

2550 E. ROSE GARDEN LANE, P.O. BOX 71174 PHOENIX, AZ 85050

OWNER:

YADIRA R. FLORES
7448 N. 83RD AVENUE
CHANDLER, AZ 85303

DWG BY:	JOB No.	DATE:	SHEET
ETR	24-03-001	3/28/20204	1 OF 1