

ORDINANCE NO. O26-11

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING ONE ACRE LOCATED SOUTH OF ORANGEWOOD AVENUE AND 62ND AVENUE FROM R-3 (MULTIPLE RESIDENCE) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED “GLEN VILLAGE ON 62ND”; AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE IS RECORDED.

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 January 1, 2026; and

WHEREAS, the City of Glendale Planning Commission held a public hearing on January 22, 2026, in zoning case ZON25-05 in the manner prescribed by law for the purpose of rezoning property located south of Orangewood Avenue and 62nd Avenue from R-3 (Multiple Residence) to PAD (Planned Area Development); 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 south of Orangewood Avenue and 62nd Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from R-3 (Multiple Residence) to PAD (Planned Area Development).

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

Development shall be in conformance with the Glen Village on 62nd PAD Narrative, final dated December 19, 2025.

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 24th day of February, 2026.

Mayor Jerry P. Weiers

ATTEST:

Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

REVIEWED BY:

Patrick S. Banger, City Manager

EXHIBIT 'A'

Parcel 1

The West 55 feet of the portion of Lot 18, of HADSELL'S ADDITION TO GLENDALE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 2 of Maps, Page 10, described as follows:

BEGINNING at the Northeast corner of the tract of land conveyed to Louis M. Sands by Deed recorded in Book 306, Page 523 of Deeds, records of Maricopa County, Arizona;

Thence South along the East line of said Sands property, 294.42 feet to the Northwest corner of the tract of land conveyed to Thomas Noble by Deed recorded in Book 358, Page 376 of Deeds, records of Maricopa County, Arizona;

Thence East along the North line of said Noble property, a distance of 150 feet;

Thence North and parallel to the East line of said Lot 18 to a point on the North line of said Lot 18;

Thence West along the North line of said Lot 18 to the POINT OF BEGINNING.

Except that part thereof conveyed to the City of Glendale by Deed recorded in Docket 481, Page 160, records of Maricopa County, Arizona.

Parcel 2

The North 5 feet of the West 55 feet of that portion of Lot 18, of HADSELL'S ADDITION TO GLENDALE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 2 of Maps, Page 10, described as follows:

Commencing at the Northeast corner of the tract of land conveyed to E.E. Barnhart by Deed recorded in Book 289, Page 562 of Deeds, records of Maricopa County, Arizona;

Thence Northerly along the East boundary of Lot 18, a distance of 110 feet to a point which is the TRUE POINT OF BEGINNING;

Thence Westerly and parallel to the Westerly projection of the boundary line between Lots 17 and 24 of said Hadsell's Addition To Glendale, a distance of 552.38 feet, more or less, to an intersection with a line running parallel to the East boundary of said Lot 18 and Southerly from a point on the North boundary line of said Lot 18, distant 552.38 feet Westerly from the Northeast corner of said Lot 18, said intersection being 481.35 feet, more or less, Southerly from said point on said North boundary of said Lot 18;

Thence Northerly and parallel to the East boundary of said Lot 18, a distance of 187.28 feet, more or less, to a point on the line parallel to the East boundary of said Lot 18 and Southerly, a distance of 294.07 feet from a point on the North boundary of said Lot 18, a distance of 552.38 feet Westerly from the Northeast corner of said Lot 18;

Thence Easterly and parallel to the Westerly projection of the boundary line between Lots 17 and 24 of said Hadsell's Addition To Glendale, a distance of 552.38 feet, more or less, to the last boundary of said Lot 18;

Thence Southerly along the East boundary of said Lot 18, a distance of 187.28 feet, more or less, to the TRUE POINT OF BEGINNING.

Parcel 3

The East 55 feet of the portion of Lot 18, of HADSELL'S ADDITION TO GLENDALE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 2 of Maps, Page 10, described as follows:

BEGINNING at the Northeast corner of the tract of land conveyed to Louis M. Sands by Deed recorded in Book 306, Page 523 of Deeds, records of Maricopa County, Arizona;

Thence South along the East line of said Sands property, 294.42 feet to the Northwest corner of the tract of land conveyed to Thomas Noble by Deed recorded in Book 358, Page 376 of Deeds, records of Maricopa County, Arizona;

Thence East along the North line of said Noble property, a distance of 150 feet;

Thence North and parallel to the East line of said Lot 18 to a point on the North line of said Lot 18;

Thence West along the North line of said Lot 18 to the POINT OF BEGINNING.

Except that part thereof conveyed to the City of Glendale by Deed recorded in Docket 481, Page 160, records of Maricopa County, Arizona.

Parcel 4

The North 5 feet of the East 55 feet of the West 150 feet of that portion of Lot 18, of HADSELL'S ADDITION TO GLENDALE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 2 of Maps, Page 10, described as follows:

Commencing at the Northeast corner of the tract of land conveyed to E.E. Barnhart by Deed recorded in Book 289, Page 562 of Deeds, records of Maricopa County, Arizona;

Thence Northerly along the East boundary of Lot 18, a distance of 110 feet to a point which is the TRUE POINT OF BEGINNING;

Thence Westerly and parallel to the Westerly projection of the boundary line between Lots 17 and 24 of said Hadsell's Addition To Glendale, a distance of 552.38 feet, more or less, to an intersection with a line running parallel to the East boundary of said Lot 18 and Southerly from a point on the North boundary line of said Lot 18, distant 552.38 feet Westerly from the Northeast corner of said Lot 18, said intersection being 481.35 feet, more or less, Southerly from said point on said North boundary of said Lot 18;

Thence Northerly and parallel to the East boundary of said Lot 18, a distance of 187.28 feet, more or less, to a point on the line parallel to the East boundary of said Lot 18 and Southerly, a distance of 294.07 feet from a point on the North boundary of said Lot 18, a distance of 552.38 feet Westerly from the Northeast corner of said Lot 18;

Thence Easterly and parallel to the Westerly projection of the boundary line between Lots 17 and 24 of said Hadsell's Addition To Glendale, a distance of 552.38 feet, more or less, to the last boundary of said Lot 18;

Thence Southerly along the East boundary of said Lot 18, a distance of 187.28 feet, more or less, to the TRUE POINT OF BEGINNING.

Parcel 5

The West 89 feet of the following described property:

That portion of Lot 18, of HADSELL'S ADDITION TO GLENDALE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 2 of Maps, Page 10, described as follows:

Commencing at the Northeast corner of the tract of land conveyed to E.E. Barnhart by Deed recorded in Book 289, Page 562 of Deeds, records of Maricopa County, Arizona;

Thence Northerly along the East boundary of Lot 18, a distance of 110 feet to a point which is the TRUE POINT OF BEGINNING;

Thence Westerly and parallel to the Westerly projection of the boundary line between Lots 17 and 24 of Hadsell's Addition To Glendale, a distance of 552.38 feet, more or less, to an intersection with a line running parallel to the East boundary of said Lot 18 and Southerly from a point on the North boundary line of said Lot 18, distant 552.38 feet Westerly from the Northeast corner of said Lot 18, said intersection being 481.35 feet, more or less, Southerly from said point on said North boundary of said Lot 18;

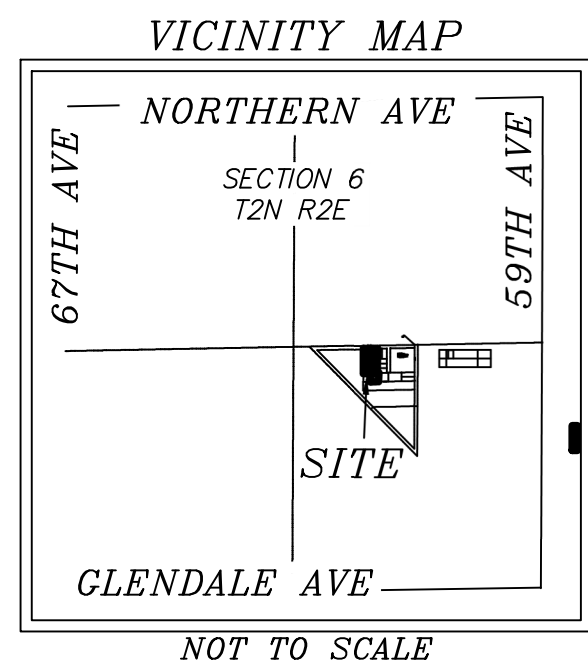
Thence Northerly and parallel to the East boundary of said Lot 18, a distance of 187.28 feet, more or less, to a point on a line parallel to the East boundary of said Lot 18 and Southerly, a distance of 294.07 feet from a point on the

North boundary of said Lot 18, said intersection being 481.35 feet, more or less, Southerly from said point on said North boundary of said Lot 18;

Thence Easterly and parallel to the Westerly projection of the boundary line between Lots 17 and 24 of said Hadsell's Addition To Glendale, a distance of 552.38 feet to the East boundary of said Lot 18;

Thence Southerly along the East boundary of said Lot 18, a distance of 187.28 feet, more or less, to the TRUE POINT OF BEGINNING.

Except the South 93 feet, and ALSO Except the East 140 feet; and ALSO Except the West 76 feet; and ALSO Except the North 5 feet of the East 55 feet of the West 150 feet thereof.



BASIS OF BEARING:
SOUTH 88°56'04" WEST ALONG THE EAST-WEST MID-SECTION LINE OF SECTION 06, ALSO BEING THE MONUMENT LINE OF ORANGEWOOD AVE. AS MEASURED BETWEEN MONUMENTS 2 & 3 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES. ALSO MATCHING THE CALCULATED BEARING AS SHOWN ON THE FINAL PLAT FOR GDACS SURVEY FOR T2N, R2E (R10)

- REFERENCE DATA:**
- (R1) DOCKET 2021-1222110 (RECORD DEED, SUBJECT PARCELS)
 - (R2) BOOK 2 OF PLATS, PAGE 10 (HADSSELL'S ADDITION)
 - (R3) BOOK 45 OF PLATS, PAGE 12
 - (R4) BOOK 399 OF SURVEYS, PAGE 29
 - (R5) BOOK 574 OF PLATS, PAGE 32 (MLD)
 - (R6) BOOK 1043 OF SURVEYS, PAGE 07
 - (R7) COMMITMENT FOR TITLE BY EMPIRE TITLE AGENCY; ORDER NO 1450121 DATED 10/18/2021
 - (R8) DIN 60400-1, MCDOT SURVEY DATABASE
 - (R9) MARICOPA COUNTY ASSESSOR PARCEL MAP DATED 12/20/2016
 - (R10) BOOK 689 OF SURVEYS, PAGE 18 (GDACS)

MONUMENT NOTES

- THE SURVEY HEREON RECOVERED MONUMENTS AFFECTING THE PARCEL AS FOLLOWS:
- 1 FOUND 3" CITY OF GLENDALE BRASSCAP IN HANDHOLE; EAST 1/4 SECTION 6, T2N, R2E
 - 2 FOUND 1" IRON PIPE 0.61' N OF ACCEPTED EAST/WEST MID-SECTION LINE
 - 3 FOUND 3" MARICOPA COUNTY HIGHWAY DEPT. BRASSCAP IN HANDHOLE; ACCEPTED AS CENTER OF SECTION 6, T2N, R2E
 - 4 SET MAG NAIL/WASHER (LS 50988) IN CONCRETE
 - 5 SET 1/2" REBAR/CAP (LS 50988)
 - 6 SET MAG NAIL/WASHER (LS 50988) IN SEWER MANHOLE CONCRETE RING
 - 7 SET 1/2" REBAR/CAP (LS 50988); ALSO FOUND 1" PIPE 4.29'W, 0.89'N (NOT ACCEPTED)

LEGEND:

- BOUNDARY LINE
- - - MONUMENT LINE
- - - ADJOINING PROPERTY
- SS- UNDERGROUND SEWER LINE
- (R) RECORDED DATA
- APN ASSESSOR'S PARCEL NUMBER
- # MONUMENT NOTE
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR & CAP (LS 50988)
- SET NAIL AND SURVEY WASHER (LS 50988) AS NOTED
- FOUND 3" BRASSCAP IN HANDHOLE AS NOTED
- NOTHING FOUND/NOTHING SET

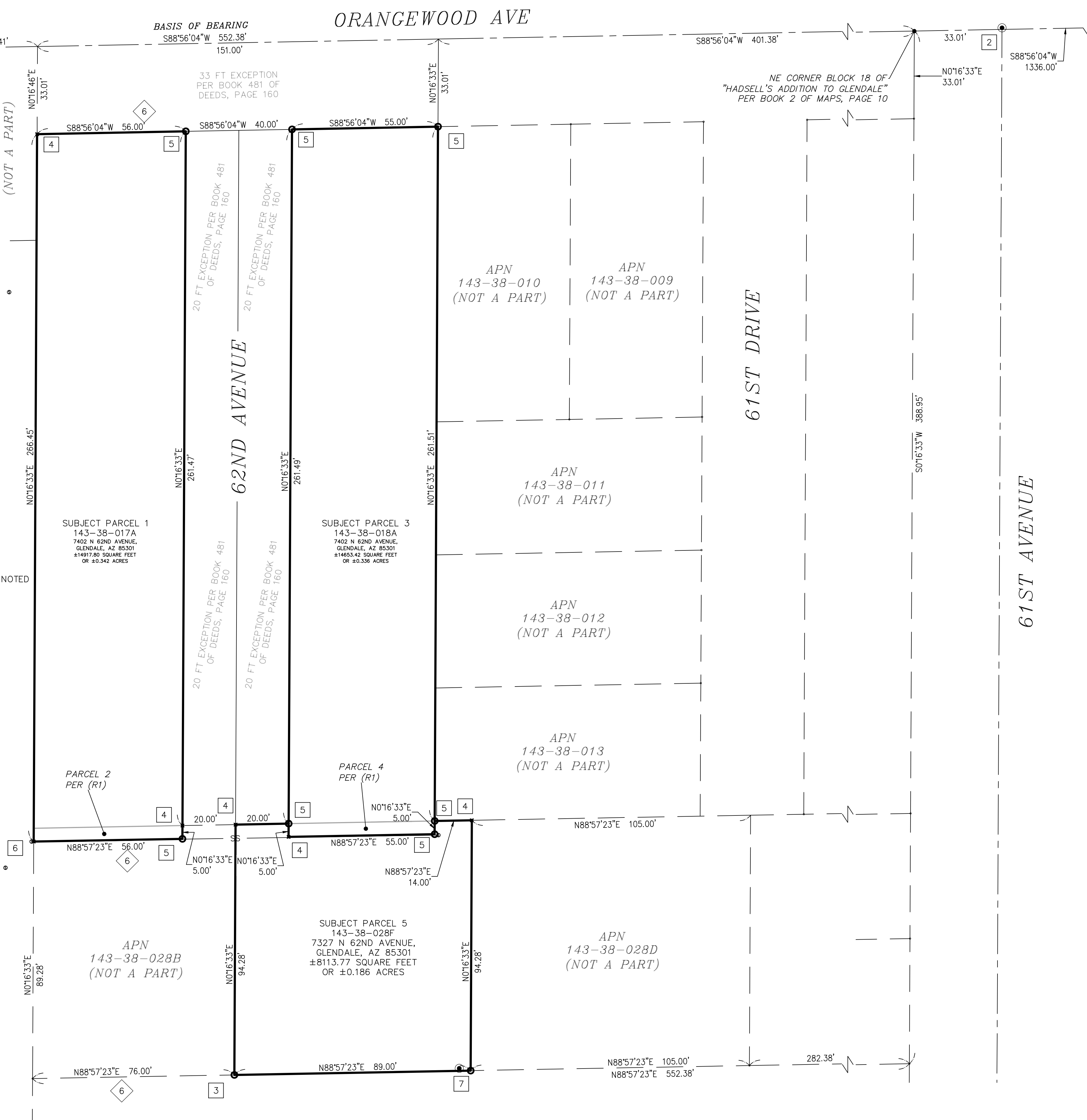
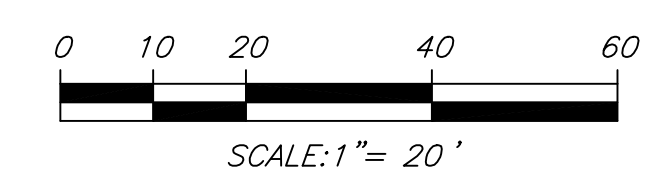
SURVEYOR'S NOTES:

- 01. PROPERTY MAY BE SUBJECT TO EXISTING EASEMENTS AND RIGHT-OF-WAYS NOT SHOWN HEREON. EVERY EFFORT WAS MADE TO RECOVER RECORDED DATA THAT ENCUMBERED OR AFFECTED THE SUBJECT PARCEL. THE SURVEYOR MAKES NO CERTIFICATION THAT ALL DATA SHOWN IS THE LIMIT OF THIS ENCUMBRANCE.
- 02. IF A DISCREPANCY IS DISCOVERED IN THE DATA OR MEASUREMENTS OF THIS MAP THE SURVEYOR MUST BE CONTACTED TO RESOLVE ANY ISSUES PRIOR TO ANY DESIGN OR CONSTRUCTION.
- 03. OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE AND MAY BE INACCURATE OR OUT-OF-DATE.
- 04. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
- 05. THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.
- 06. SUBJECT PARCEL 1 & 2, ALONG WITH APN 143-38-028B ARE BASED ON THE RESULTS OF SURVEY SHOWN IN (R5), DOCKET 2001-0872116, AND PARCEL 5 DESCRIPTION EXCEPTION FROM DOCKET 2021-1222110, ALL OF WHICH PURPORT THE WESTERLY PARCEL(S) TO BE 1.00' WIDER THAN THE RECORD LEGAL DESCRIPTION. SURVEYOR HELD SURVEY AND MINOR LAND DIVISION BY LS 28719 COOK (R5) DUE TO LEGAL DESCRIPTION PRIORITY, AND GENERAL AGREEMENT WITH PARTY WALLS AND LINES OF OCCUPATION NOTED IN THE FIELD. SURVEYOR NOTES, HOWEVER, THAT USING THE PLAT FROM "ALSOBROOK PLACE" (R3) AND PROCEEDING WESTERLY WOULD SEEM TO ELIMINATE THE EXTRA FOOT OF "ERROR" CREATED BY COOK'S MLD, BUT WOULD CREATE CONFLICT WITH ABOVE-MENTIONED CALLS AND DESCRIPTIONS. BY PREPONDERANCE OF EVIDENCE AVAILABLE, SURVEYOR SET MONUMENTS WITH AGREEMENT TO (R5) BUT CAUTIONS THAT FUTURE DISCREPANCIES IN CHAIN OF TITLE MAY ARISE.

SURVEYOR'S STATEMENT:

I, TIMOTHY J EVANS, BEING A LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA HEREBY STATE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE UNDER MY SUPERVISION AND IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THE MONUMENTS SHOWN HEREON DO EXIST AS INDICATED.

Timothy J Evans
TIMOTHY J EVANS PLS #50988 DATE 02-25-2022



RESULTS OF SURVEY

EVANS PROFESSIONAL LAND SURVEYS
-LAND SURVEY-GEOMATICS-
MAPPING-STAKING-CONSULTING
2185 S. BANNING ST., GILBERT, AZ 85295
480-244-5036 - WWW.EVANS-PRO.COM

SHEET 1 OF 1

7327/7402/7405 N 62ND AVE, GLENDALE AZ, 85301

RECORD OWNER YMH HOLDINGS 62ND LLC 22211 S ELLSWORTH RD QUEEN CREEK, AZ 85142	FIELD: 2/3/22 DRAWING: TE ZONING: R-3 FLOOD_ZONE: X	DATE: 02/25/22 REVIEWED: MI	A PORTION OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 02 NORTH, RANGE 02 EAST OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
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RESULTS OF SURVEY

PER ARS 11-482. INCORPORATION BY REFERENCE; LEGAL DESCRIPTIONS FROM DOCUMENTS ARE MADE A COMPLETE PART HEREOF:
(R1) DOCKET 2021-1222110 (RECORD DEED, SUBJECT PARCELS)