

ORDINANCE NO. O26-10

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING ONE ACRE LOCATED AT THE SOUTHWEST CORNER OF 107<sup>TH</sup> AVENUE AND NORTHERN AVENUE FROM PAD (PLANNED AREA DEVELOPMENT) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED “CIRCLE K – CLEAN FREAK CAR WASH”; 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 ZON25-08 in the manner prescribed by law for the purpose of rezoning property located at southwest corner of 107th Avenue and Northern Avenue from PAD (Planned Area Development) 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 at the southwest corner of 107th Avenue and Northern Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from PAD (Planned Area Development) 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 (Circle K – Clean Freak Car Wash) PAD Narrative, final date December 11, 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 24<sup>th</sup> day of January, 2026.

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Mayor Jerry P. Weiers

ATTEST:

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Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

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Michael D. Bailey, City Attorney

REVIEWED BY:

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Patrick S. Banger, City Manager

**EXHIBIT "A"**  
**TO**  
**SPECIAL WARRANTY DEED**

(Legal Description)

LOT 2A, OF LOT LINE ADJUSTMENT FOR 107TH AND NORTHERN, LLC, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1624 OF MAPS, PAGE 4I AND AFFIDAVIT OF CORRECTION RECORDED AS 2021-1190579, OF OFFICIAL RECORDS AND RECORDED AS 2022-0826906, OF OFFICIAL RECORDS.

EXCEPT A PORTION OF LOT 2A AS SHOWN IN THE LOT LINE ADJUSTMENT FOR 107<sup>TH</sup> AND NORTHERN, LLC RECORDED IN BOOK 1624 PAGE 4I IN THE MARICOPA COUNTY RECORDER'S OFFICE IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 6, BEARS SOUTH 89°28'08" WEST, FOR A DISTANCE OF 2648.45 FEET;

Unofficial Document

THENCE ALONG THE NORTH SECTION LINE OF SAID SECTION 6, SOUTH 89°28'08" WEST, FOR A DISTANCE OF 361.12 FEET;

THENCE DEPARTING SAID SECTION LINE, SOUTH 00°31'52" EAST, FOR A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTHERN AVENUE, SAID POINT BEING THE POINT OF BEGINNING.

THENCE DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE EASTERLY LINE OF SAID LOT 2A, SOUTH 00°35'53" WEST, FOR A DISTANCE OF 29.89 FEET;

THENCE DEPARTING SAID EASTERLY LINE, NORTH 89°19'53" WEST, FOR A DISTANCE OF 37.26 FEET;

THENCE NORTH 44°24'27" WEST, FOR A DISTANCE OF 19.57 FEET;

THENCE SOUTH 89°28'12" WEST, FOR A DISTANCE OF 110.22 FEET TO THE WESTERLY LINE OF SAID LOT 2A;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°00'13" EAST, FOR A DISTANCE OF 15.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE;

THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 89°28'08" EAST, FOR A DISTANCE OF 161.48 FEET TO THE POINT OF BEGINNING.

**ALSO DESCRIBED AS:**

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 6, FROM WHICH A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH MARKING THE NORTH QUARTER CORNER OF SAID SECTION 6 BEARS SOUTH 89 DEGREES 28 MINUTES 13 SECONDS WEST A DISTANCE OF 2648.53 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 89 DEGREES 28 MINUTES 13 SECONDS WEST A DISTANCE OF 696.30 FEET;

THENCE SOUTH 0 DEGREES 31 MINUTES 47 SECONDS EAST A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHERN AVENUE;

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 28 MINUTES 13 SECONDS EAST A DISTANCE OF 173.70 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID Unofficial Document RIGHT-OF-WAY LINE, NORTH 89 DEGREES 28 MINUTES 13 SECONDS EAST A DISTANCE OF 161.48 FEET;

THENCE SOUTH 00 DEGREES 35 MINUTES 53 SECONDS WEST A DISTANCE OF 311.81 FEET;

THENCE NORTH 89 DEGREES 25 MINUTES 41 SECONDS WEST, A DISTANCE OF 11.21 FEET;

THENCE NORTH 44 DEGREES 25 MINUTES 41 SECONDS WEST, A DISTANCE OF 16.83 FEET;

THENCE NORTH 0 DEGREES 34 MINUTES 19 SECONDS EAST, A DISTANCE OF 29.07 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 45 SECONDS WEST, A DISTANCE OF 135.53 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 13 SECONDS EAST, A DISTANCE OF 268.94 FEET TO THE POINT OF BEGINNING.

EXCEPT A PORTION OF LOT 2A AS SHOWN IN THE LOT LINE ADJUSTMENT FOR 107<sup>TH</sup> AND NORTHERN, LLC RECORDED IN BOOK 1624 PAGE 41 IN THE MARICOPA

COUNTY RECORDER'S OFFICE IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 6, BEARS SOUTH 89°28'08" WEST, FOR A DISTANCE OF 2648.45 FEET;

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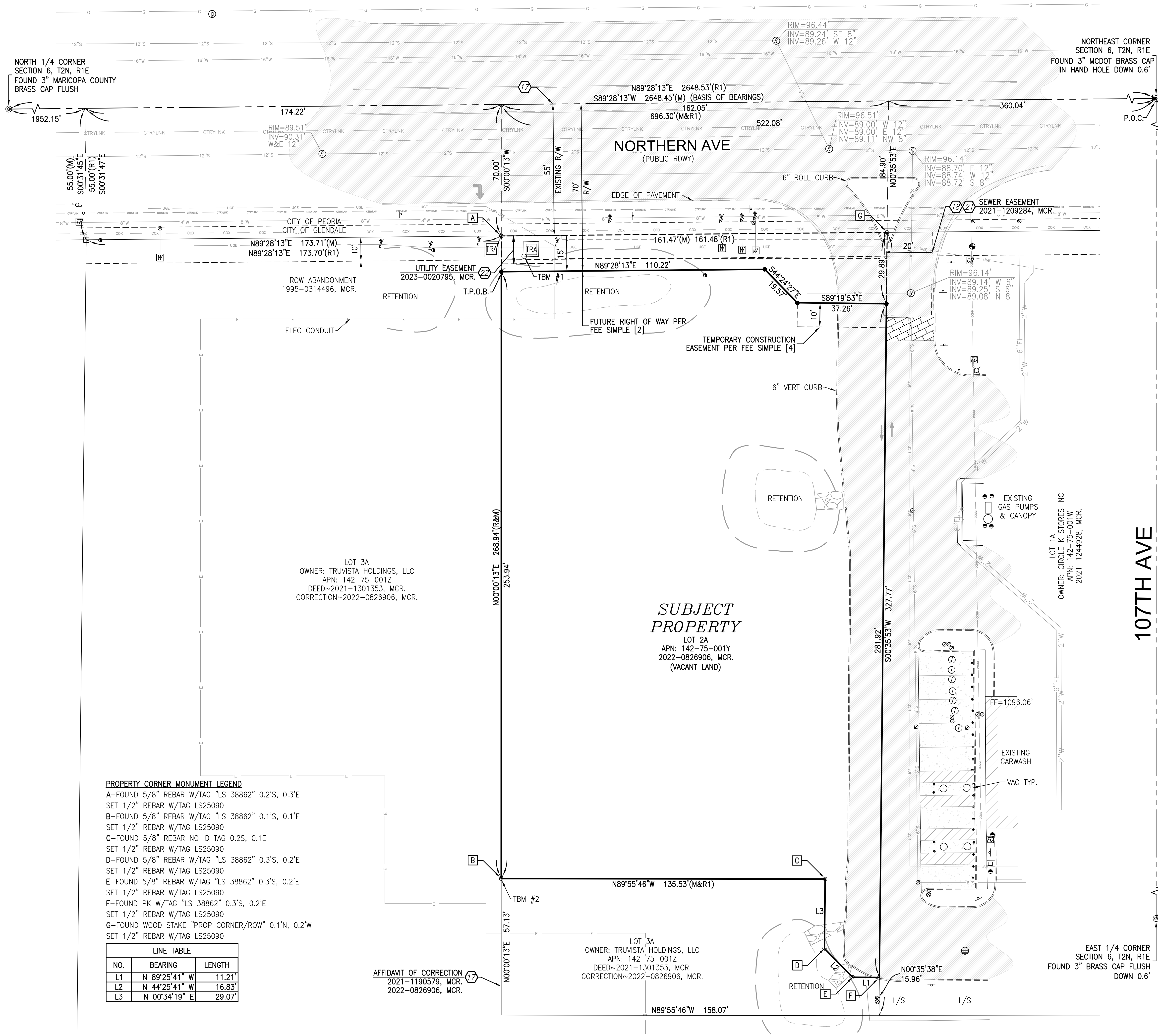
Unofficial Document

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THENCE ALONG SAID WESTERLY LINE, NORTH 00°00'13" EAST, FOR A DISTANCE OF 15.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE;

THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 89°28'08" EAST, FOR A DISTANCE OF 161.48 FEET TO THE POINT OF BEGINNING.

Mar 05, 2025 - 9:53am  
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**PROPERTY CORNER MONUMENT LEGEND**

A-FOUND 5/8" REBAR W/TAG "LS 38862" 0.2'S, 0.3'E  
 SET 1/2" REBAR W/TAG LS25090

B-FOUND 5/8" REBAR W/TAG "LS 38862" 0.1'S, 0.1'E  
 SET 1/2" REBAR W/TAG LS25090

C-FOUND 5/8" REBAR NO ID TAG 0.2S, 0.1E  
 SET 1/2" REBAR W/TAG LS25090

D-FOUND 5/8" REBAR W/TAG "LS 38862" 0.3'S, 0.2'E  
 SET 1/2" REBAR W/TAG LS25090

E-FOUND 5/8" REBAR W/TAG "LS 38862" 0.3'S, 0.2'E  
 SET 1/2" REBAR W/TAG LS25090

F-FOUND PK W/TAG "LS 38862" 0.3'S, 0.2'E  
 SET 1/2" REBAR W/TAG LS25090

G-FOUND WOOD STAKE "PROP CORNER/ROW" 0.1'N, 0.2'W  
 SET 1/2" REBAR W/TAG LS25090

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 89°25'41" W	11.21'
L2	N 44°25'41" W	16.83'
L3	N 00°34'19" E	29.07'

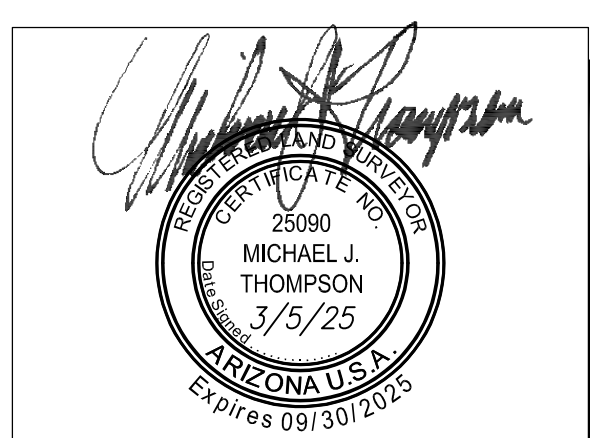
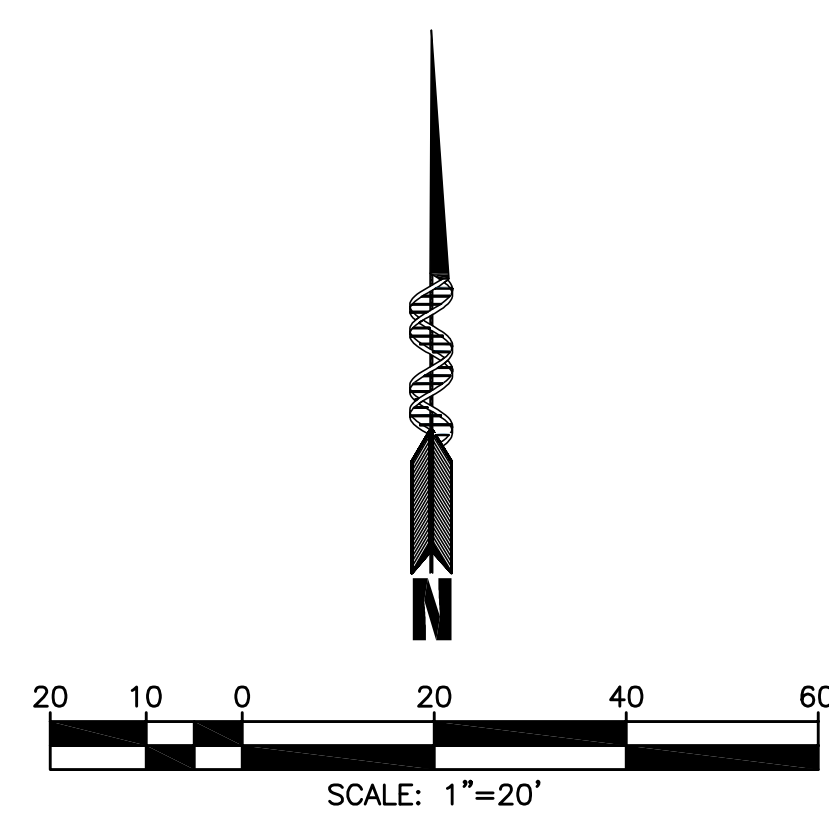
**AFFIDAVIT OF CORRECTION**  
 2021-1190579, MCR.  
 2022-0826906, MCR.

LOT 3A  
 OWNER: TRUVISTA HOLDINGS, LLC  
 APN: 142-75-001Z  
 DEED~2021-1301353, MCR.  
 CORRECTION~2022-0826906, MCR.

**SUBJECT PROPERTY**  
 LOT 2A  
 APN: 142-75-001Z  
 2022-0826906, MCR.  
 (VACANT LAND)

- LEGEND**
- BRASS CAP IN HAND HOLE
  - BRASS CAP FLUSH
  - FOUND MONUMENT
  - SET 1/2" REBAR & TAG "LS25090"
  - NOTHING FOUND NOTHING SET
  - UNLESS OTHERWISE NOTED
  - COMMUNICATIONS MANHOLE
  - COMMUNICATIONS RISER
  - CONDUIT
  - ELECTRIC BLUESTAKE
  - ELECTRIC CABINET
  - ELECTRIC JUNCTION BOX
  - ELECTRIC PANEL
  - ELECTRIC TRANSFORMER
  - FIBER OPTIC MARKER
  - GROUND LIGHT
  - LIGHT POLE
  - POWER POLE
  - STEEL POWER POLE
  - STREET LIGHT
  - TRAFFIC SIGNAL
  - TRAFFIC SIGNAL JUNCTION BOX
  - TRAFFIC SIGNAL W/ MAST ARM
  - EMERGENCY SHUTOFF
  - GAS BLUESTAKE
  - GAS MANHOLE
  - GAS MARKER
  - GAS METER
  - GAS PUMP
  - GAS VALVE
  - SEWER CLEANOUT
  - SEWER MANHOLE
  - DRAIN INLET
  - DRY WELL
  - INTERCEPTOR MANHOLE
  - MONITORING WELL
  - STORM DRAIN MANHOLE
  - TELEPHONE JUNCTION BOX
  - TELEPHONE RISER
  - TELEVISION CABINET
  - TELEVISION JUNCTION BOX
  - FIRE DEPARTMENT CONNECTION
  - HOSE BIB
  - FIRE HYDRANT
  - IRRIGATION CONTROL VALVE
  - WATER BACKFLOW PREVENTER
  - WATER METER
  - WATER VALVE
  - WATER BLOW-OFF VALVE
  - PVC PIPE
  - ACCESSIBLE SPACE
  - AIR PUMP
  - BOLLARD
  - COLUMN
  - CURB STOP
  - FLAGPOLE
  - MAILBOX
  - PULL BOX
  - SIGN
  - UNDERGROUND VAULT

- APN ASSESSOR'S PARCEL NUMBER
  - MCR MARICOPA COUNTY RECORDER
  - RDWY ROADWAY
  - R/W RIGHT OF WAY
  - ROW RIGHT OF WAY
  - TBM TEMPORARY BENCHMARK
  - P.O.C. POINT OF COMMENCEMENT
  - T.P.O.B. POINT OF BEGINNING
  - BOB BASIS OF BEARINGS
  - L/S LANDSCAPE
- DECIDUOUS TREE
  - PALM TREE
  - PINE TREE
  - SAGUARO
- BOUNDARY
  - CENTERLINE
  - EASEMENT LINE
  - RIGHT OF WAY LINE
  - SECTION LINE
- CONCRETE
  - ASPHALT
  - DECORATIVE CONCRETE



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 www.hxeng.com

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RELEASE	
DATE	

REVISIONS	
NO.	DATE

PROJECT NAME

ALTA LAND TITLE SURVEY

PROJECT ADDRESS

SWC NORTHERN AVE & 107TH AVE  
 GLENDALE, AZ 85307

PROJECT AREA

NORTHERN AVE & 107TH AVE

HELIX JOB NUMBER IN HOUSE

482.1 DRAWN BY: MRM  
 CHECKED BY: MJT

SHEET TITLE

ALTA/NSPS LAND TITLE SURVEY  
 A PORTION OF NE 1/4 SEC 6  
 T2N, R1E, G. & S.R.B. & M.

SHEET PAGE

ALTA 2 OF 3

PLOT SCALE: 1:1 @ 24"x36"; 1:2 @ 11"x17"