

RESOLUTION NO. 2023-2292

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS INCORPORATED BY REFERENCE IN ORDINANCE 2023-1571 RELATED TO THE REZONING CASE FOR – AMBER MEADOWS AT WEST GOODYEAR.

Be it resolved by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, as follows:

SECTION 1. That certain document titled “Official Supplementary Zoning Map No. 22-16 City of Goodyear, AZ – Rezone Case,” a copy of which is attached hereto as Exhibit A, is hereby declared a public record.

That certain document titled “Amber Meadows Full Property,” a copy of which is attached hereto as Exhibit B, is hereby declared a public record.

That certain document titled “Amber Meadows R1-4 Zoning Parcel,” a copy of which is attached hereto as Exhibit C, is hereby declared a public record.

That certain document titled “Amber Meadows R1-6 Zoning Parcel,” a copy of which is attached hereto as Exhibit D, is hereby declared a public record.

That certain document titled “Amber Meadows Wall Program”, “a copy of which is attached hereto as Exhibit E, is hereby declared a public record.

That certain document titled “Amber Meadows Main Park Amenity,” a copy of which is attached hereto as Exhibit F, is hereby declared a public record.

That certain document titled “Amber Meadows Community Pocket Parks,” a copy of which is attached hereto as Exhibit G, is hereby declared a public record.

That certain document titled “Amber Meadows Monument Signs,” a copy of which is attached hereto as Exhibit H is hereby declared a public record.

SECTION 2. **PURPOSE**

The aforementioned documents are declared public records in connection with the adoption of Ordinance 2023-1571.

SECTION 3. **COPIES FILED WITH THE CITY CLERK**

Either three paper copies or one paper copy and one electronic copy maintained in compliance with section A.R.S 44-7041 of each of the aforementioned documents being declared public records herein are ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

Joe Pizzillo, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Darcie McCracken, City Clerk

Roric Massey, City Attorney

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 22-16

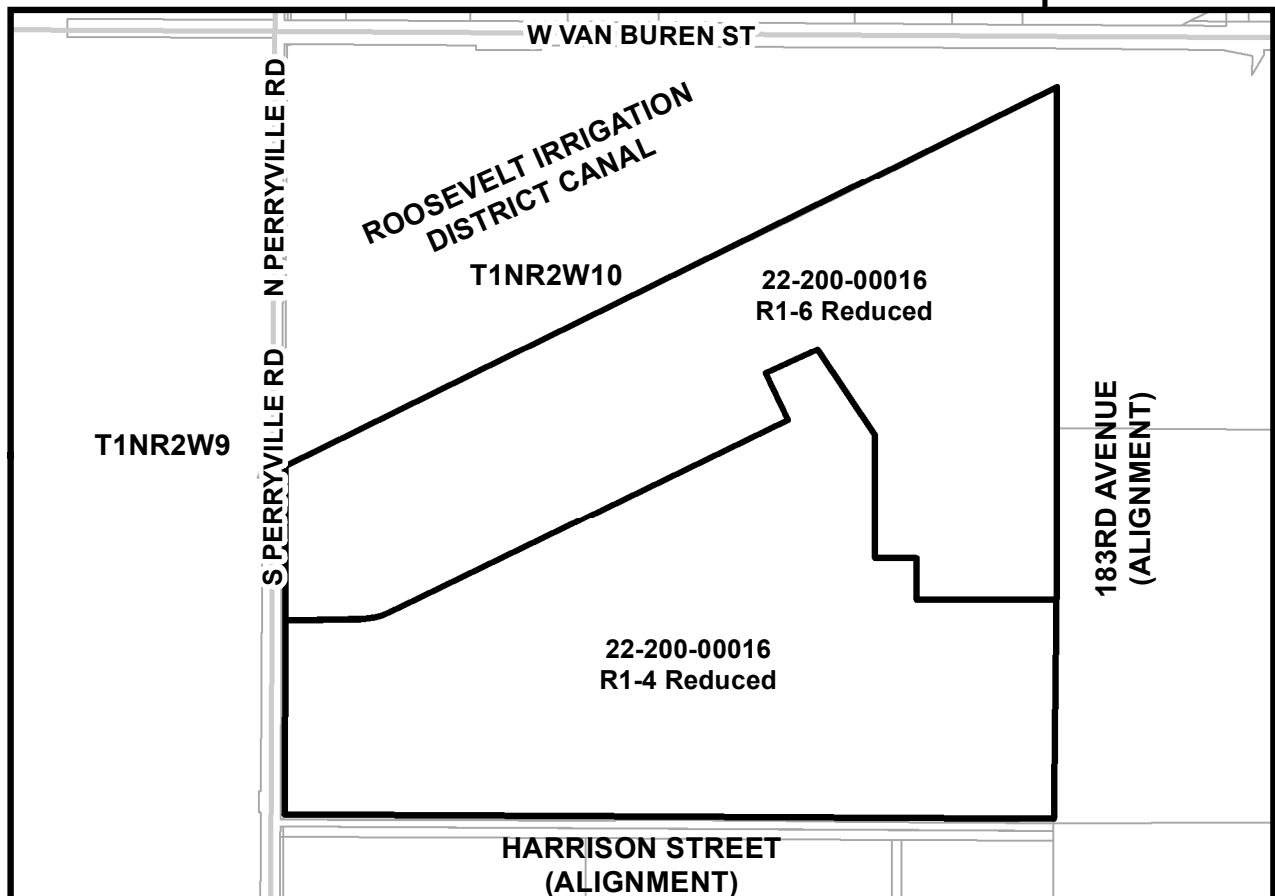
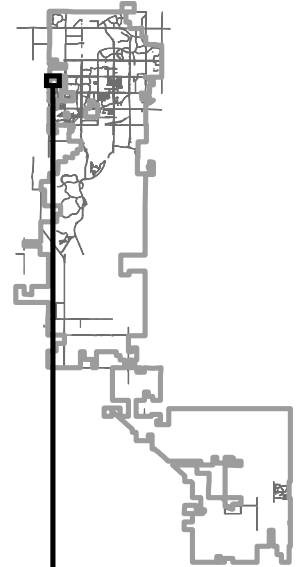
AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF
THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO. _____,
PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA,
THIS _____ DAY OF _____, 2023.

MAYOR

CITY CLERK

SUBJECT PROPERTY:

**A portion of the Northwest Quarter Section 10, Township 1 North,
Range 2 West of the Gila and Salt River Base and Meridian,
Maricopa County, Arizona.**



SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT
A

REZONE FROM PAD TO
R1-4 Reduced and R1-6 Reduced

22-200-00016

DATE:
January 2023



Exhibit "B"
Amber Meadows
Full Property

Job No. 20-1594

February 20, 2023

A Parcel of land as described in document 2013-0796751 Maricopa County Recorders (MCR), located in the Northwest quarter of Section 10, Township 01 North, Range 02 West of the Gila and Salt River Meridian, Maricopa County, Arizona, and being more particularly described as follows:

BEGINNING at the West quarter corner of said Section 10, being a 2" aluminum cap, from which the Northwest corner of said Section 10, being a 3" brass cap flush, bears North 00 degrees 16 minutes 36 seconds East, 2645.26 feet (**Basis of Bearing**);

Thence along the West line of the Northwest Quarter of said Section 10, North 00 degrees 16 minutes 36 seconds East, 1168.52 feet;

Thence departing said West line, North 64 degrees 19 minutes 54 seconds East, 2937.27 feet to the East line of said Northwest Quarter;

Thence along the East line of said Northwest Quarter, South 00 degrees 13 minutes 59 seconds West, 2455.49 feet to the Center of said Section 10;

Thence along the South line of said Northwest Quarter, North 89 degrees 40 minutes 56 seconds West, 2643.10' to the **POINT OF BEGINNING**.

Said overall portion of land contains **4,788,217** square feet or **109.9223** acres, more or less.



EPS Group, Inc. • 1130 N. Alma School Rd, Suite 120 • Mesa, AZ 85201
Tel (480) 503-2250 • Fax (480) 503-2258

S:\Projects\2020\20-1594\Land Survey\Legals\20-1594 Amber Meadows - Full Property\20-1594 Amber Meadows - Full Property - Legal Description.docx

PERRYVILLE ROAD

(BASIS OF BEARING)

N0°16'36"E 2645.26'

1476.74'

1168.52'

NORTHWEST CORNER
SECTION 10, T1N, R2W
FOUND 3" BRASS CAP

VAN BUREN STREET

S89°38'26"E 2641.09'

NORTH QUARTER CORNER
SECTION 10, T1N, R2W
FOUND 3" BRASS CAP

187.85'

N64°19'54"E 2937.27'

2455.49'

S0°13'59"W 2643.34'

FULL PROPERTY
TOTAL LAND AREA:
4,788,217 Square Feet
109.9223± Acres, more or less

POINT OF BEGINNING

N89°40'56"W 2643.10'

**HARRISON STREET
(ALIGNMENT)**

WEST QUARTER CORNER
SECTION 10, T1N, R2W
FOUND 2" ALUMINUM CAP

CENTER OF SECTION
SECTION 10, T1N, R2W
FOUND CHISELED "X" IN DITCH



250 0 500
scale feet

20-1594

AMBER MEADOWS
FULL PROPERTY

EXHIBIT "A"



1130 N. Alma School Rd.
Ste. 120 Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
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Exhibit "C"
Amber Meadows
R1-4 Zoning
Parcel

Job No. 20-1594

October 28, 2022

A portion of a parcel of land as described in document 2013-0796751 Maricopa County Recorders (MCR), located in the Northwest quarter of Section 10, Township 01 North, Range 02 West of the Gila and Salt River Meridian, Maricopa County, Arizona, and being more particularly described as follows:

BEGINNING at the West quarter corner of said Section 10, being a 2" aluminum cap, from which the Northwest corner of said Section 10, being a 3" brass cap flush, bears North 00 degrees 16 minutes 36 seconds East, 2645.26 feet (**Basis of Bearing**);

Thence along the West line of the Northwest Quarter of said Section 10, North 00 degrees 16 minutes 36 seconds East, 660.53 feet;

Thence departing said West line, South 89 degrees 46 minutes 45 seconds East, 270.40 feet to the beginning of a curve, concave Northwesterly, with radius of 400.00 feet;

Thence along said curve to the left, through a central angle of 25 degrees 53 minutes 21 seconds, an arc distance of 180.74 feet;

Thence North 64 degrees 19 minutes 54 seconds East, 1443.85 feet;

Thence North 25 degrees 40 minutes 06 seconds West, 173.87 feet;

Thence North 64 degrees 19 minutes 54 seconds East, 186.62 feet;

Thence South 33 degrees 56 minutes 06 seconds East, 355.48 feet;

Thence South 89 degrees 46 minutes 04 seconds East, 2.19 feet;

Thence South 00 degrees 13 minutes 56 seconds West, 420.00 feet;

Thence South 89 degrees 46 minutes 04 seconds East, 141.34 feet;

Thence South 00 degrees 13 minutes 56 seconds West, 135.00 feet;



Thence South 89 degrees 46 minutes 04 seconds East, 463.64 feet to the East line of the Northwest quarter of said Section 10;

Thence along said East line, South 00 degrees 13 minutes 59 seconds West, 724.20 feet;

Thence along the South line of the Northwest quarter of said Section 10, North 89 degrees 40 minutes 56 seconds West, 2643.10 feet to the **POINT OF BEGINNING**.

Said overall portion of land contains **2,512,508** square feet or **57.6792** acres, more or less.



PERRYVILLE ROAD

N0°16'36"E 2645.26'

NORTHWEST CORNER
SECTION 10, T1N, R2W
FOUND 3" BRASS CAP

VAN BUREN STREET

S89°38'26"E 2641.09'

NORTH QUARTER CORNER
SECTION 10, T1N, R2W
FOUND 3" BRASS CAP

187.85'

1731.29'

S0°13'59"W 2643.34'

N64°19'54"E 1443.85'

ZONING: R1-4

TOTAL LAND AREA:

2,512,508 Square Feet

57.6792± Acres, more or less

N00°16'36"E
660.53'

POINT OF BEGINNING

L7
L8

S00°13'56"W
420.00'

463.64'
S89°46'04"E

S00°13'59"W
724.20'

N89°40'56"W 2643.10'

**HARRISON STREET
(ALIGNMENT)**

WEST QUARTER CORNER
SECTION 10, T1N, R2W
FOUND 2" ALUMINUM CAP

CENTER OF SECTION
SECTION 10, T1N, R2W
FOUND CHISELED "X" IN DITCH



250 0 500
scale feet

20-1594

AMBER MEADOWS
R1-4 ZONING PARCEL

EXHIBIT "A"



1130 N. Alma School Rd.
Ste. 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgruopinc.com

LINE TABLE		
LINE	BEARING	LENGTH
L2	S89°46'45"E	270.40'
L3	N25°40'06"W	173.87'
L4	N64°19'54"E	186.62'
L5	S33°56'06"E	355.48'

LINE TABLE		
LINE	BEARING	LENGTH
L6	S89°46'04"E	2.19'
L7	S89°46'04"E	141.34'
L8	S00°13'56"W	135.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	180.74'	400.00'	25°53'21"	179.21'	N77°16'35"E

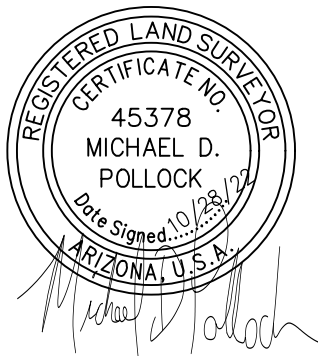




Exhibit "D"
Amber Meadows
R1-6 Zoning
Parcel

Job No. 20-1594

September 23, 2022

A portion of a parcel of land as described in document 2013-0796751 Maricopa County Recorders (MCR), located in the Northwest quarter of Section 10, Township 01 North, Range 02 West of the Gila and Salt River Meridian, Maricopa County, Arizona, and being more particularly described as follows:

COMMENCING at the West quarter corner of said Section 10, being a 2" aluminum cap, from which the Northwest corner of said Section 10, being a 3" brass cap flush bears North 00 degrees 16 minutes 36 seconds East, 2645.26 feet (**Basis of Bearing**);

Thence along the West line of the Northwest quarter of said Section 10, North 00 degrees 16 minutes 36 seconds East, 660.53 feet to the **POINT OF BEGINNING**;

Thence continuing along said West line, North 00 degrees 16 minutes 36 seconds East, 507.99 feet;

Thence departing said West line, North 64 degrees 19 minutes 54 seconds East, 2937.27 feet to the East line of the Northwest quarter of said Section 10;

Thence along said East line, South 00 degrees 13 minutes 59 seconds West, 1731.29 feet;

Thence departing said East line, North 89 degrees 46 minutes 04 seconds West, 463.64 feet;

Thence North 00 degrees 13 minutes 56 seconds East, 135.00 feet;

Thence North 89 degrees 46 minutes 04 seconds West, 141.34 feet;

Thence North 00 degrees 13 minutes 56 seconds East, 420.00 feet;

Thence North 89 degrees 46 minutes 04 seconds West, 2.19 feet;

Thence North 33 degrees 56 minutes 06 seconds West, 355.48 feet;



Thence South 64 degrees 19 minutes 54 seconds West, 186.62 feet;

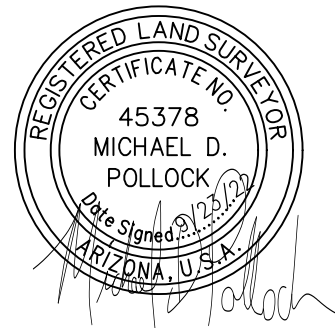
Thence South 25 degrees 40 minutes 06 seconds East, 173.87 feet;

Thence South 64 degrees 19 minutes 54 seconds West, 1443.85 feet to the beginning of a curve, concave Northwesterly, with radius of 400.00 feet;

Thence along said curve to the right, through a central angle of 25 degrees 53 minutes 21 seconds, an arc distance of 180.74 feet;

Thence North 89 degrees 46 minutes 45 seconds West, 270.40 feet to the **POINT OF BEGINNING**.

Said overall portion of land contains 2,275,709 square feet or 52.2431 acres, more or less.



Sep 23, 2022 3:30pm S:\Projects\2020\20-1594\Land Survey\Legals\20-1594 Amber Meadows - R1-6 Zoning\20-1594 Zoning Area R1-6 - Layout.dwg

PERRYVILLE ROAD

N0°16'36"E 2645.26'
(BASIS OF BEARING)

1460.68'

N00°16'36"E
507.99'

660.53'

NORTHWEST CORNER
SECTION 10, T1N, R2W
FOUND 3" BRASS CAP

VAN BUREN STREET

S89°38'26"E 2641.09'

NORTH QUARTER CORNER
SECTION 10, T1N, R2W
FOUND 3" BRASS CAP

187.85'

**ROOSEVELT IRRIGATION
DISTRICT CANAL**

N64°19'54"E 2937.27'

ZONING: R1-6
TOTAL LAND AREA:
2,275,709 Square Feet
52.2431± Acres, more or less

S64°19'54"W 1443.85'

L6

L4

L3

L2

N00°13'56"E
420.00'

N89°46'04"W
463.64'

S00°13'59"W 1731.29'

S0°13'59"W 2643.34'

**I83RD AVENUE
(ALIGNMENT)**

699.20'

25.00'

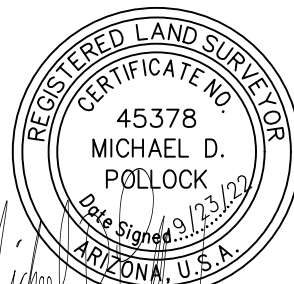
S89°40'56"E 2643.10'

**HARRISON STREET
(ALIGNMENT)**

WEST QUARTER CORNER
SECTION 10, T1N, R2W
FOUND 2" ALUMINUM CAP
POINT OF COMMENCEMENT

CENTER OF SECTION
SECTION 10, T1N, R2W
FOUND CHISELED "X" IN DITCH

POINT OF BEGINNING



250 0 500
scale feet

SHEET 1 OF 2

20-1594

**AMBER MEADOWS
R1-6 ZONING PARCEL**

EXHIBIT "A"



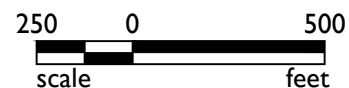
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LINE TABLE		
LINE	BEARING	LENGTH
L2	N00°13'56"E	135.00'
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	180.74'	400.00'	25°53'21"	179.21'	S77°16'35"W

SHEET 2 OF 2



20-1594

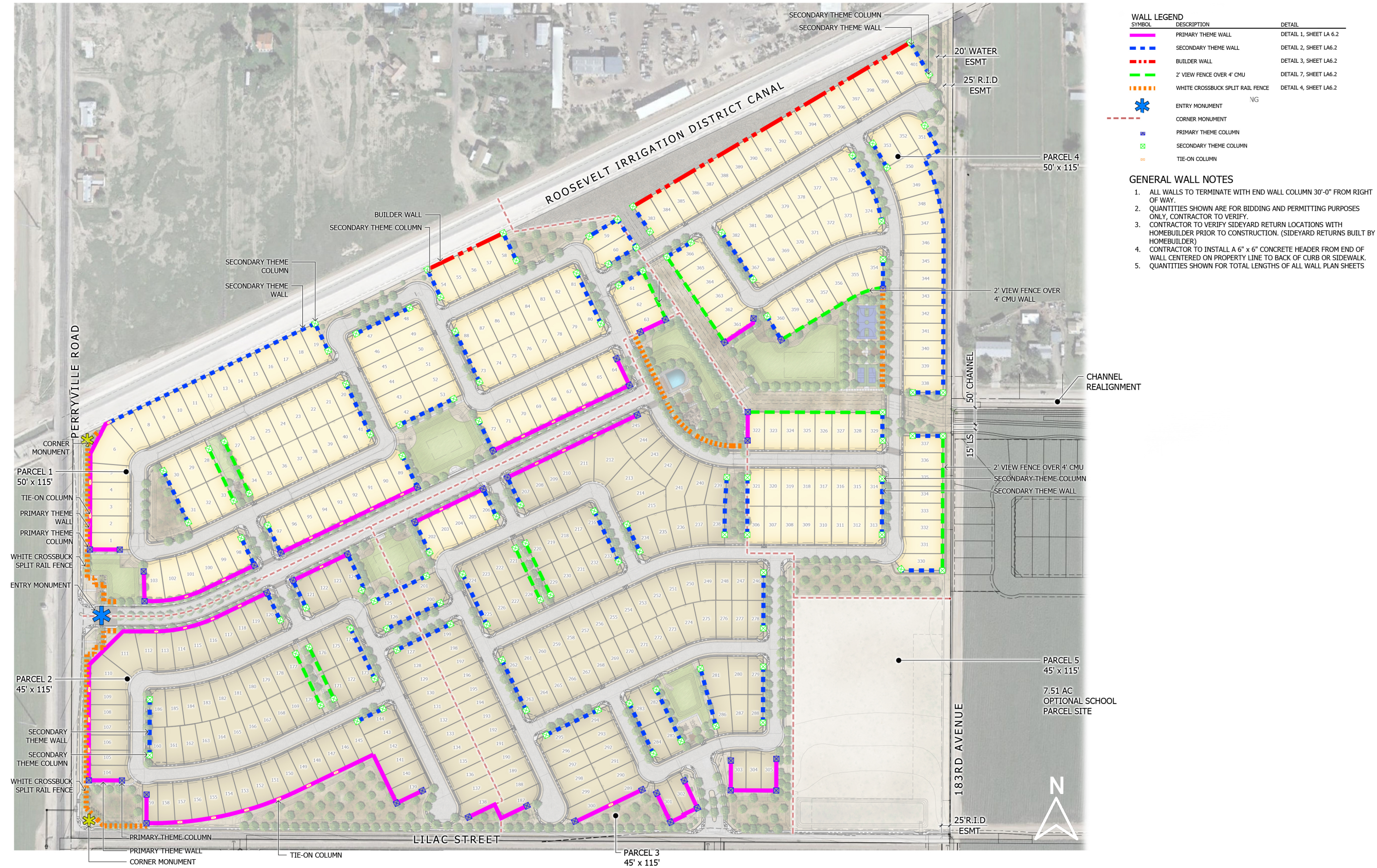
AMBER MEADOWS
R1-6 ZONING PARCEL

EXHIBIT "A"



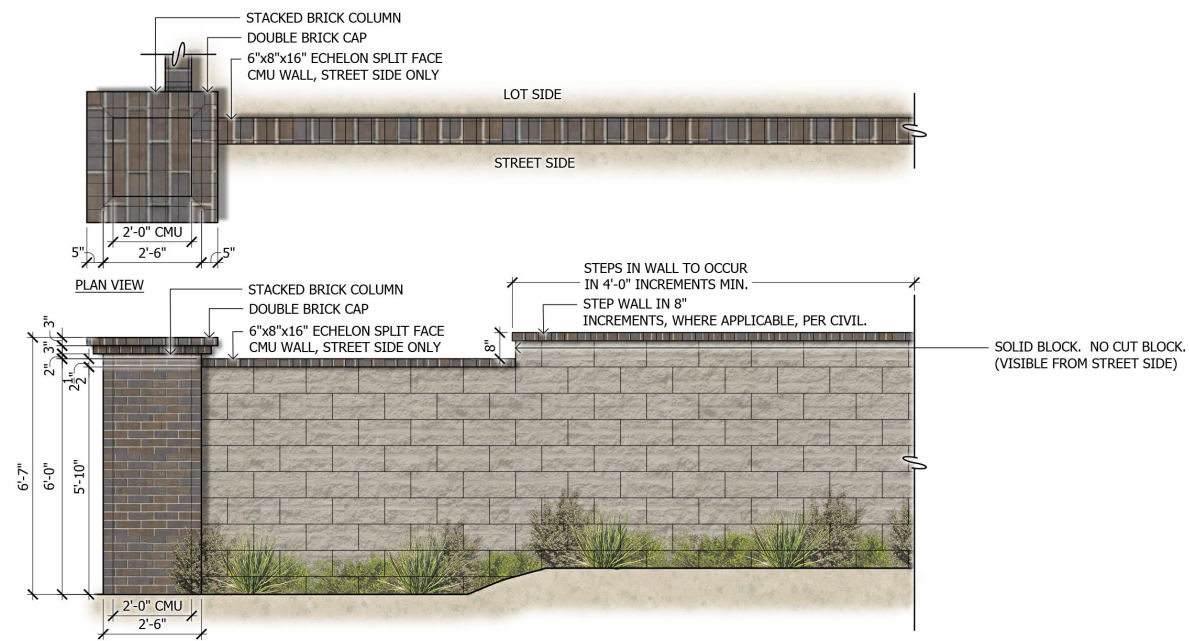
1130 N. Alma School Rd.
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Exhibit E: Amber Meadows Wall Program

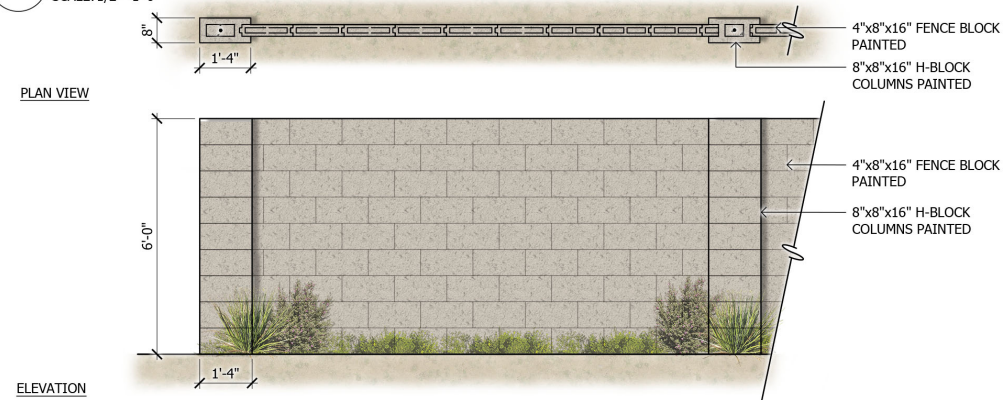


Wall Plan

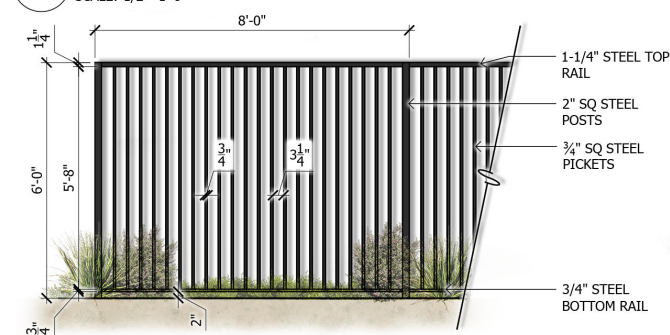




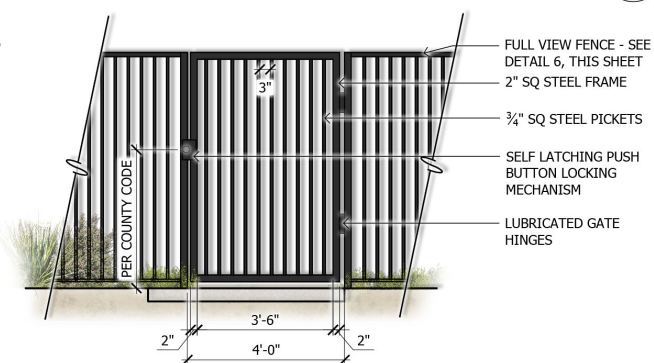
1 Primary Theme Wall with Primary Theme Column
SCALE: 1/2"=1'-0"



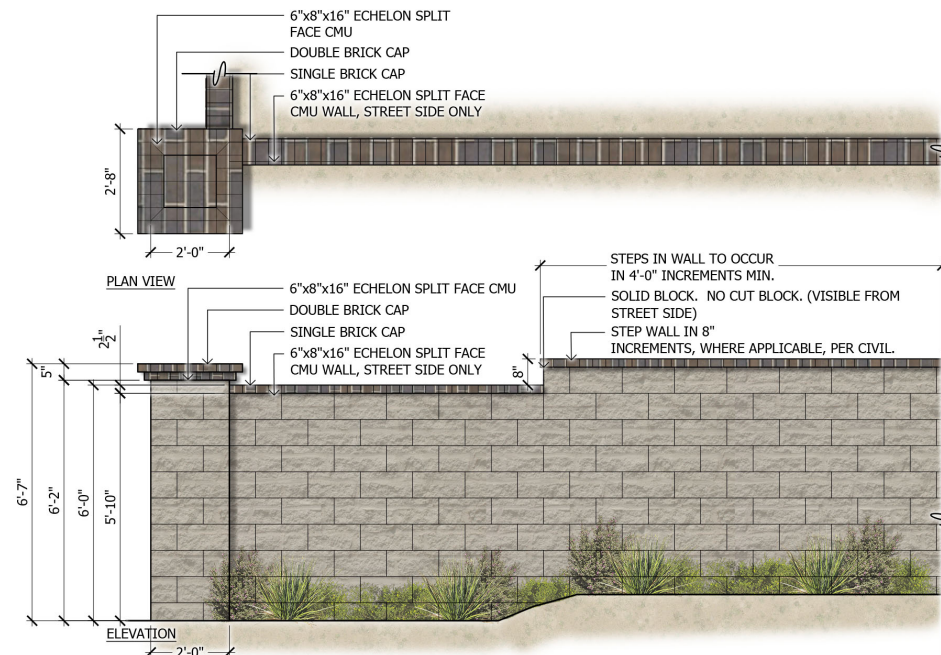
3 Builder Wall
SCALE: 1/2"=1'-0"



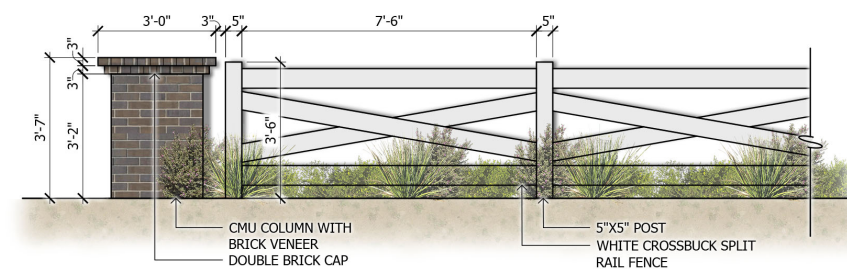
5 Full View Fence
SCALE: 1/2"=1'-0"



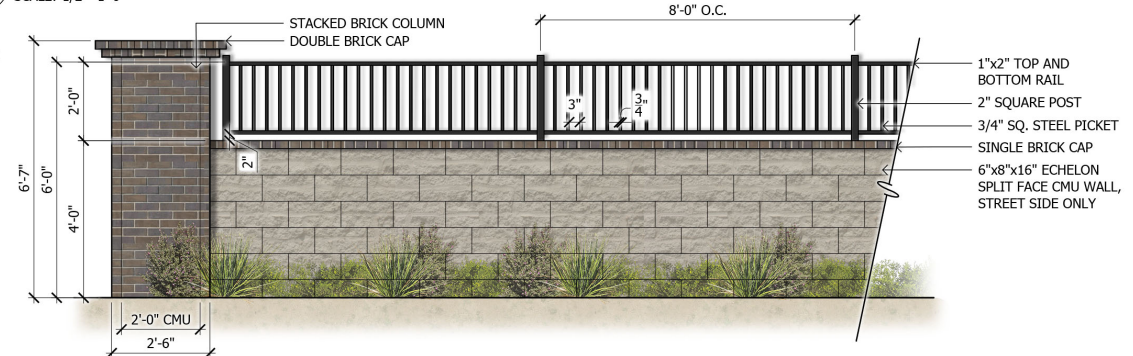
6 Pedestrian Gate
SCALE: 1/2"=1'-0"



2 Secondary Theme Wall with Secondary Theme Column
SCALE: 1/2"=1'-0"



4 White Crossbuck Split Rail Fence
SCALE: 1/2"=1'-0"



7 2' View Fence Over 4' CMU
SCALE: 1/2"=1'-0"



PAINT
MODEL: ACCESSIBLE BEIGE
SW7036

MANUFACTURER: SHERWIN-WILLIAMS



METAL STEEL COLOR

MODEL: TRICORN BLACK
SW6258

MANUFACTURER: SHERWIN-WILLIAMS



BRICK CAP

MODEL: MANCHESTER

MANUFACTURER: MCNEAR BRICK & BLOCK



Exhibit F: Amber Meadows Main Park Amenity

Exhibit G: Amber Meadows Community Pocket Parks



Community Pocket Park 1





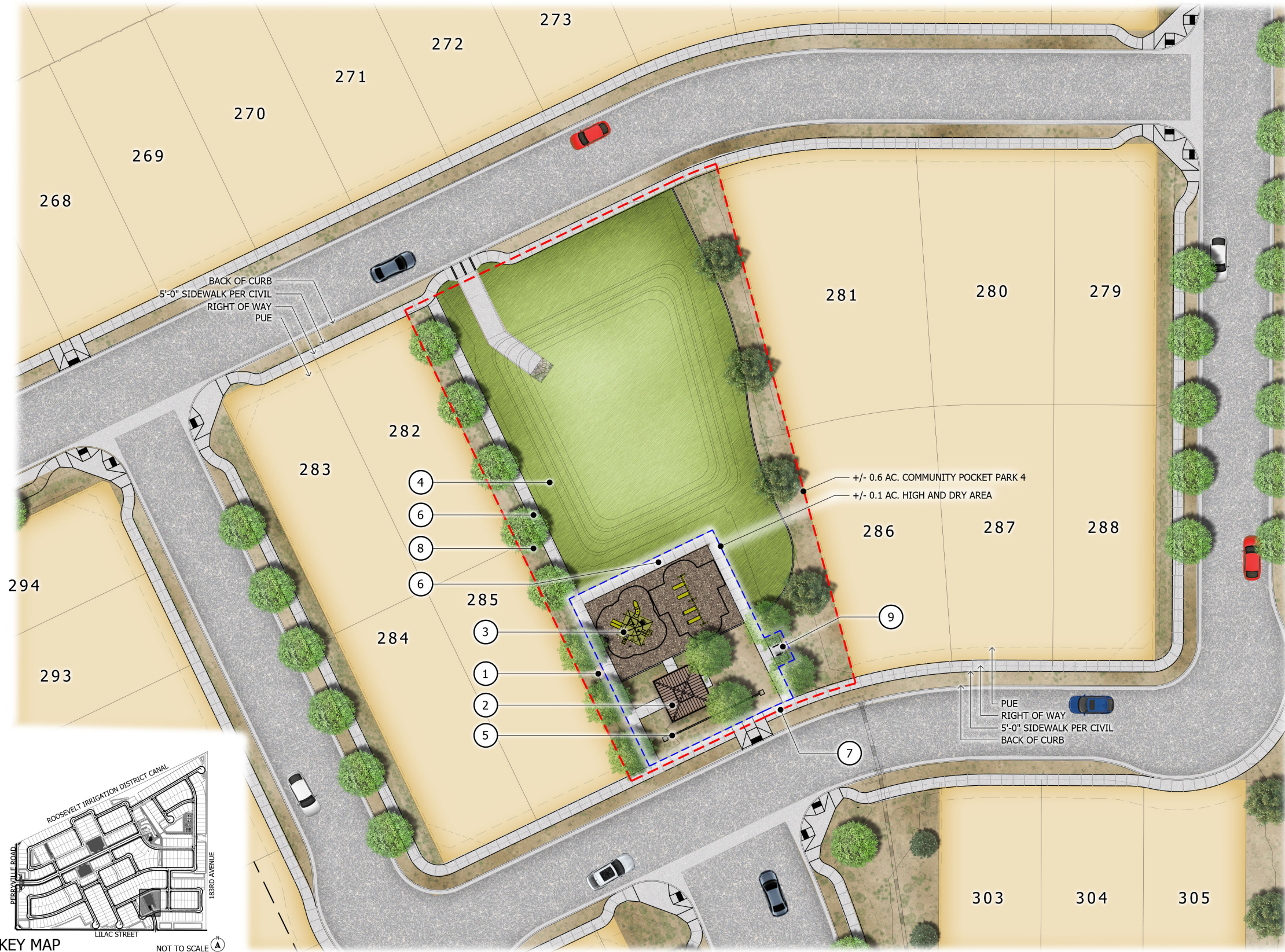
Community Pocket Park 2





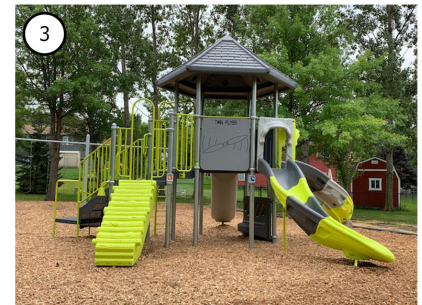
Community Pocket Park 3





LEGEND

- 1 BENCH / SEATING
- 2 SMALL RAMADA WITH GRILL AND PICNIC SEATING
- 3 TOT LOT (HIGH AND DRY)
- 4 OPEN PLAY TURF
- 5 WHITE CROSSBUCK RAIL FENCE
- 6 5'-0" CONCRETE SIDEWALK
- 7 5'-0" CONCRETE SIDEWALK PER CIVIL
- 8 SHADE TREES
- 9 BIKE RACKS



Community Pocket Park 4



Exhibit H Amber Meadows Monument Signs



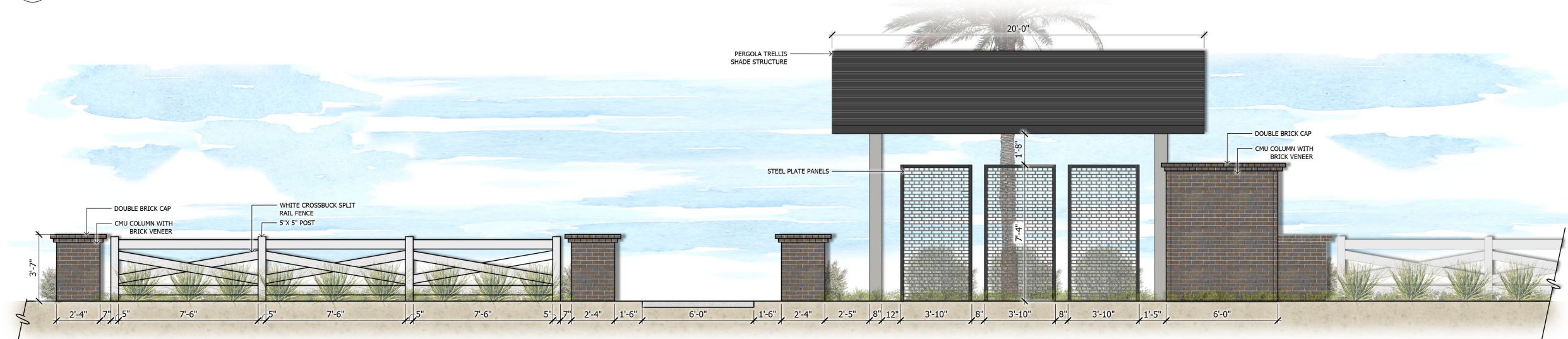
1 Primary Entry Monument Elevation
SCALE: NTS

Community Entry Monument





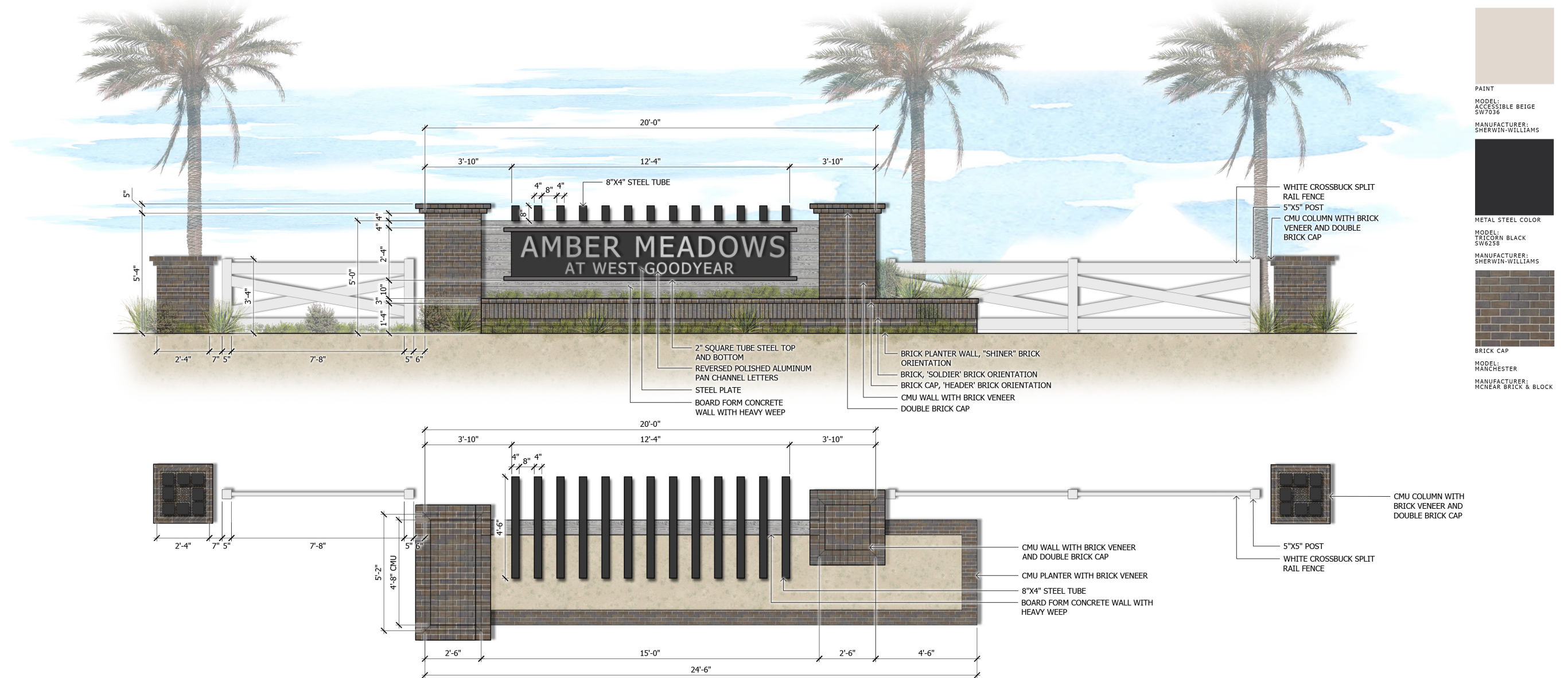
1 Primary Entry Monument (Entry Drive Side - Front Elevation)
SCALE: 3/8"=1'-0"



2 Primary Entry Monument (Entry Drive Side - Side Elevation)
SCALE: 3/8"=1'-0"

Community Entry Monument - Elevations





1 Corner Monument
SCALE: 1/2"=1'-0"

Corner Monument

