

ORDINANCE NO. 2024-1597

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 51 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF BULLARD AVENUE AND VAN BUREN STREET TO BE KNOWN AS NEC OF BULLARD AND VAN BUREN, FROM PRELIMINARY PLANNED AREA DEVELOPMENT (PAD) TO THE PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT WITH AN UNDERLYING ZONING DISTRICT OF I-1 (LIGHT INDUSTRIAL) WITH PLANNED AREA DEVELOPMENT (PAD) OVERLAY; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE.

WHEREAS, this property subject to this Ordinance consists of approximately 51 acres and is located at the northeast corner of Bullard Avenue and Van Buren Street and is known as NEC of Bullard and Van Buren as more particularly described in that certain document titled "Zoning Legal Description," which is declared a public recorded herein and which is referred to and made a part hereof as if fully set forth in this Ordinance (the "Property"); and,

WHEREAS, on October 8, 2007, the City Council of the City of Goodyear adopted Ordinance No. 07-1091 conditionally rezoning the approximately 243 acres to Preliminary Planned Area Development (PAD) for Airport Gateway at Goodyear; and

WHEREAS, the approximately 51 acres known as NEC Bullard and Van Buren is within a portion of the aforementioned 243 acres zoned Preliminary Planned Area Development (PAD) for Airport Gateway at Goodyear, Ordinance No. 07-1091; and,

WHEREAS, the approximately 51 acres of Property has approximately 10 acres designated as 'Retail' and approximately 41 acres designated as 'Business Park'; and,

WHEREAS, the General Plan Land Use Plan shows the Property designated as 'Business and Commerce'; and,

WHEREAS, this request intends to replace the preliminary 'Retail' and 'Business Park' uses on this property with I-1 (Light Industrial), subject to modified Planned Area Development (PAD) Overlay as established with this Ordinance; and,

WHEREAS, the rezoning will permit the Property to be developed with Light Industrial uses, and will adhere to the principal permitted uses, permitted accessory uses, use permit uses, special uses and development regulations as established in the city of Goodyear Zoning Ordinance for I-1 (Light Industrial) zoning districts except where modified by this PAD Overlay; and,

WHEREAS, the applicant wants the ability to develop a Convenience Storage Mini-Storage on the eastern portions of the Property; and,

WHEREAS, city staff finds that the proposed rezoning will not adversely impact the surrounding area as the proposed land uses will allow for the orderly growth and development of a light industrial; and,

WHEREAS, an alternative notification process was used for this rezoning. A formal citizen review meeting was not held, but notice providing information on the rezone was mailed to the owners of property within 500 feet of the subject property and other stakeholders on October 5, 2023; and,

WHEREAS, public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the Planning and Zoning Commission on January 17, 2024 appeared in the Arizona Republic Southwest Valley Edition December 29, 2023; postcards were mailed to adjoining owners on December 20, 2023; and signs were updated on the site to advertise the public hearing on December 28, 2023; and,

WHEREAS, a public hearing was held before the Planning and Zoning Commission on January 17, 2024, and at that meeting the Commission voted (6-0) to recommend approval of the proposed amendment; and,

WHEREAS, a public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the City Council on January 29, 2024 appeared in the Arizona Republic Southwest Valley Edition December 29, 2023; postcards were mailed to adjoining owners on December 20, 2023; and a sign was posted on the site on December 28, 2023; and,

WHEREAS, the Mayor and Council of the City of Goodyear, Arizona find the adoption of this Ordinance to be in the best interests of the public interest, health, comfort, convenience, safety, and general welfare of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1 DECLARATION OF PUBLIC RECORDS

That certain document titled "Official Supplementary Zoning Map No. 23-08", a copy of which is attached hereto as Exhibit A, is hereby declared a public record and incorporated herein by this reference.

That certain document titled "Zoning Legal Description", a copy of which is attached hereto as Exhibit B, is hereby declared a public record and incorporated herein by this reference.

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.

SECTION 2. DESCRIPTION OF PROPERTY BEING REZONED

This Ordinance No. 2024-1595 applies to approximately 51 acres located at the northeast corner of N. Bullard Avenue and Van Buren Street and legally described in that certain document titled "Zoning Legal Description" attached hereto as Exhibit B and declared a public record herein which is hereby referred to and made a part hereof as if fully set forth in this Ordinance (the "Property").

SECTION 3. ADOPTION OF FINDINGS

The clauses set forth above are hereby adopted and incorporated herein by this reference as if fully set forth herein.

SECTION 4. REZONING WITH PLANNED AREA DEVELOPMENT OVERLAY

The Property is conditionally rezoned to the I-1 (Light Industrial) Zoning District, with a PAD (Planned Area Development) Overlay. The Property shall be developed in accordance with the Permitted Uses and Development Standards applicable to the I-1 (Light Industrial) Zoning District except as modified by the following PAD Overlay and except as further modified by the Conditions of Approval/Stipulations set forth in Section 5 below:

1. A Convenience Storage Mini-Storage that does not exceed 50,000 square feet in size (a "Mini Storage") shall be permitted as a Principal Permitted Use subject to the following:
 - a) Only one (1) Mini-Storage facility is permitted within the Property; and,
 - b) All storage shall be within a closed building; and,
 - c) Auctions, sales, service or repair activities are prohibited, except for the disposal of abandoned property from renters onsite; and,
 - d) There shall be no storage or use of hazardous or dangerous materials on the premises; and,
 - e) Storage building(s) shall not be located west than the 145th Avenue alignment (14500 W).
 - f) Windows and faux windows shall not be mirrored in a manner that causes glare or reflection; and,
 - g) Storage unit doors, signage and stored materials in and on the interior of the building shall not be visible from public roadways. Windows with views into the building which do not indicate storage units or advertising materials are permitted; and,
 - h) The sliding gates shall be screened in an architecturally designed manner that shields the interior storage from the public view. PVC, vinyl, or similar slats inserted into a gate does not constitute architecturally designed manner; and,
 - i) All exterior doors (excluding doors for the office) including main doors, all loading unloading doors, and all individual storage unit doors shall be painted to match the buildings in which they are located; and
2. No cross-dock warehousing (i.e. warehouses with dock doors on opposing sides of the buildings for loading and/or unloading of stored goods) and no cross-dock transfer facilities (i.e. facilities that provide for the transfer of goods from incoming vehicles on one side of the building to outbound vehicles on the other side of the same building with little or no storage) are permitted on the Property; and,
3. No more than four (4) roll-up doors and/or service and wash bay doors shall be permitted to face and be visible from W. Van Buren Street, and no more than (4) roll-up doors and/or service and wash bay doors shall

be permitted to face and be visible from W. Celebrate Life Way except as follows. Buildings may be constructed with additional roll-up doors and/or service and wash bay doors that face W. Van Buren Street and/or W. Celebrate Life Way provided another building within the Property blocks the roll-up doors and/or service and wash bay doors from being visible from W. Van Buren Street and/or W. Celebrate Life Way; and,

4. Except as otherwise provided in a Development Agreement approved by the Goodyear City Council, Owner, at Owner's sole cost and expense, shall develop a 50-foot wide landscape buffer along the frontage of the western boundary of the Property adjacent to N. Bullard Avenue that complies with the design strategies as established within that certain document titled "Bullard Avenue Corridor Design Treatment Strategies November 2018", which document was declared a public record by Resolution No. 2018-1914, and which is referred to and made a part hereof as if fully set forth in this Ordinance (the "Bullard Avenue Landscape Buffer"). No Final Certificate of Occupancy shall be issued for any structure on the Property until the Bullard Avenue Landscape Buffer has been completed; and,
5. Retention basins in excess of 50% of the landscaped frontage may be permitted to locate on the eastern 25 feet of the Bullard Avenue landscape setbacks within the "Bullard Avenue Landscape Buffer"; and,
6. No roll-up doors and/or service and wash bay doors shall face and be visible from N. Bullard Avenue, except buildings may be constructed with roll-up doors and/or service and wash bay doors that face N. Bullard Avenue provided another building within the Property blocks the roll-up doors and/or service and wash bay doors from being visible from N. Bullard Avenue; and
7. The western most commercial buildings located on the Property along/adjacent to N. Bullard Avenue shall provide direct pedestrian connections to N. Bullard Avenue; and,
8. All truck courts and dock doors located within truck courts shall be substantially screened from the public right of way along Van Buren Street and Bullard Avenue, such that the dock doors are not visible from the public right of way of those aforementioned streets. Screening shall be accomplished through either/or a combination of building, walls and berms. If screening is accomplished through walls in excess of 8 feet, landscaping including berms and trees shall be included at the base of the wall facing the public roadways; and,
9. Buildings shall include bold colors and not simply be a gray base color with shades of gray, black and white but rather a neutral desert base color with additional bolder accent colors to add vibrancy unless the Development Services Director or designee has determined that alternative color and design elements are consistent with the

requirements set forth in this Ordinance or provide an equal or greater level of quality and functionality as the design elements; and,

10. Except as modified by the PAD OVERLAY or the stipulations herein, development of the Property shall comply with all applicable provisions of the Goodyear Zoning Ordinance.

SECTION 5. CONDITIONS OF REZONING

The rezoning of the Property is subject to the following conditions of approval (“Stipulations”):

1. Approval of the rezoning does not constitute approval of any site plan for development within the Property. All future development will be subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, driveway locations, driveway spacing, access and circulation; and,
2. The Property Owner (“Owner”) shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to the Property and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permits for work within the Property, whichever is earlier; and,
3. Owner shall construct, at Owner’s sole cost and expense, all on-site and off-site infrastructure improvements determined by the City as being necessary to provide water service and wastewater service to the Property; and shall dedicate, at no cost to the city, all rights-of-way and/or easements within and outside the boundaries of the Property that are required for the construction of such infrastructure improvements; and
4. In addition to constructing the infrastructure improvements specifically identified herein, Owner shall construct, at no cost to the City, all infrastructure improvements required by the City of Goodyear subdivision regulations, all Building Codes and Regulations adopted by city, and Engineering Design Standards and Policy Manual in effect at the time of construction; and,
5. All Public Sales Reports for the Property, all final plats and minor land divisions subdividing all or part of the Property shall include the following disclosures:
 - a. The Property is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by

the operation of aircraft landing at or taking off from Luke Air Force Base and or the Phoenix-Goodyear Airport; and

All final plats and minor land divisions subdividing all or part of the Property and all site plans for development within the Property shall include notes setting forth the foregoing requirements; and,

6. Owner shall dedicate, at no cost to the city, all rights-of-way and/or easements within the boundaries of the Property that are: (i) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies; (ii) required for the construction of improvements for which Owner is responsible for making in-lieu payments; (iii) required to be dedicated pursuant to any development agreement with the City regarding the development of the Property; (iv) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein, and/or (v) required public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies.
7. The rights-of-way to be dedicated pursuant to this Ordinance shall be dedicated in fee and all rights-of-ways and easements shall be dedicated lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances. Unless the timing of the required dedications is modified by any stipulation in this ordinance, the terms of a written development agreement approved by the Council or a written phasing plan approved by the City Engineer or his designee, all dedications shall be made prior to or concurrent with recordation of a final plat or approval of a site plan that includes the area in which the dedicated property is located or when requested by the City Engineer or his/her designee, whichever is earlier; and,
8. No final plat shall be recorded, no site plans approved, and/or no construction permits issued until Owner has provided the City with all approvals and/or easements from jurisdictions or parties whose property interests will be impacted by the development contemplated by such final plat, site plan, and/or construction permit. All required approvals and easements shall be in a form acceptable to the City Engineer or his/her designee; and,
9. The Traffic Impact Analysis Report submitted with the application for rezoning is not approved. An updated Traffic Impact Analysis

that complies with all of the requirements in the Engineering Design Standards and Policies Manual shall be submitted with the first preliminary plat and/or site plan submitted for the development of the Property and approved by the City Engineer or his/her designee. The Traffic Impact Analysis shall identify all infrastructure required to accommodate the additional trips generated by the development of Property as rezoned, and the location of all access points from the public right-of-way to the Property, all of which shall comply with all applicable regulations including the requirements in the Engineering Design Standards and Policies Manual. Owner shall construct, at Owner's sole cost all infrastructure identified in the approved Traffic Impact Analysis as being needed to support the development of the property. Owner shall dedicate at no cost to the City, the property required for the infrastructure identified in the approved Traffic Impact Analysis, which dedication shall be in fee, lien free, and unencumbered except as otherwise approved by the City Engineer; and

10. The driveway locations and configurations shown in the "conceptual site plan" sheet and Traffic Impact Analysis Report submitted with the application are not approved. The driveway locations are subject to change during future site plan submittals and must meet all of the requirements of the Engineering Design Standards and Policies Manual and future site plan submittals shall comply with the advisory comments previously provided: and
11. Owner is responsible for a proportionate share of the costs of additional traffic signals identified in an approved Traffic Impact Analysis/Study as being needed. If an updated Traffic Impact Analysis/Study reflects the need for any additional traffic signal at any intersection adjacent to the Property, Owner shall, at no cost to the City, convey, in fee, lien free, and free of any easements or encumbrances unless specifically agreed to by the City, any additional right-of-way needed for the construction of the portion of the traffic signal that will be located on the Property. In addition, Owner shall make an in-lieu payment to the City towards the cost of the signal. Except as provided herein, the in-lieu payment will be a percentage of the cost of a full traffic signal for each corner of the intersection adjacent to the Property. For example, if a traffic signal is required at an intersection where two of the three corners of the intersection are adjacent to the Property, Owner would be responsible for 66.7% of the cost of a full traffic signal. The in-lieu payment shall be calculated based on the actual cost of the traffic signal if it has been constructed or, if the payment is made before the traffic signal has been completed, upon an engineer's estimate of the probable cost of the signal approved by the City Engineer or his designee traffic signal. The dedication(s) and in-lieu payment(s) required herein shall be made at the earlier of the following: (i) before the issuance of any

engineering permit for any of the work reflected in a site plan, Minor Land Division ("MLD"), or final plat that includes, is adjacent to, or requires connection to the intersection where the traffic signal is needed; or (ii) before the recordation of any final plat or MLD that includes, is adjacent, or requires connection to the intersection where the traffic signal is needed; and,

- a. Including, but not limited to the signal at W. Van Buren Street and N. 145th Avenue. Owner's contribution shall be 33% of the full cost of the traffic signal at this intersection if the future signal is configured as a T-Intersection, but, if the future signal is configured as a 4-way traffic signal Owner's contribution shall be 50% of a signal at W. Van Buren Street and N. 145th Avenue.
12. Owner shall design and construct, at no cost to the City, all improvements needed for the completion of the full half-street improvements for the north half of the section of Van Buren Street along the frontage of the Property required for a Modified Major Arterial as set forth in the Engineering Design Standards in effect at the time of construction, which improvements are limited to the sidewalk and landscaping improvements along the frontage of Van Buren Street, any signage required in the Engineering Design Standards, deceleration lanes into the Property, and median modifications if approved, (the "Van Buren Street Improvements"). The Van Buren Street Improvements shall be completed prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Property; and,
 13. Owner shall design and construct, at no cost to the City, all improvements needed for the completion of the full half-street improvements for the north half of the section of Bullard Avenue along the frontage of the Property required for a Major Arterial as set forth in the Engineering Design Standards in effect at the time of construction, which improvements which improvements are limited to any improvements required to support the development of the Property such as access improvements. (the "Bullard Avenue Improvements"). The Bullard Avenue Improvements shall be completed prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Property; and
 14. Owner shall design and construct, at no cost to the City, all improvements needed for the completion of the full half-street improvements for the north half of the section of Celebrate Life Way along the frontage of the Property required for a Modified Major Collector as set forth in the Engineering Design Standards in effect at the time of construction, which improvements are limited to any improvements required to support the development of the Property such as access improvements. (the "Celebrate Life Way Improvements"). The Celebrate Life Way Improvements

shall be completed prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Property; and

15. In addition to compliance with the stipulations and conditions of approval set forth herein, the development of the Property shall comply all applicable Development Regulations, including, but not limited to, the Goodyear Zoning Ordinance, the City of Goodyear subdivision regulations, the City of Goodyear's Engineering Design Standards and Policies, except as modified by the City Engineer, the Maricopa County Association of Governments standards for public works construction, Building Codes and Regulations adopted by the City of Goodyear, and all other federal, state and locals laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property.

SECTION 6. ABRIDGMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the City of Goodyear.

SECTION 7. AMENDMENT TO ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning of the Property provided herein by certain document titled, "Supplementary Zoning Map No. 23-08" attached hereto as Exhibit A declared a public record herein, and which is referred to and made a part hereof as if fully set forth in this Ordinance, and such amendment to the Zoning Map shall be filed with the City Clerk in the same manner as the Zoning Map of the City of Goodyear.

SECTION 8. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 9. SEVERABILITY

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 10. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law.

SECTION 11. PENALTIES

Any person who violates and provision of this ordinance shall be subject to penalties set forth in Section 1-2-3 of the City of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

Section 1-2-3 Violations and Penalties

- A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, building, structure, sign, landscaped area, parking lot or fence, or to permit the use of any lot or land contrary to, or in violation of any provisions of this Ordinance, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this Ordinance or is unspecified and not classified by the Zoning Administrator is prohibited in any district.
- B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (Person). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.
- C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.
- D. Penalty. Any Person who violates any of the provisions of this Ordinance and any amendments there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:
 - 1. Subject to civil sanctions of not less than one hundred dollars (\$100) nor more than one thousand dollars (\$1,000) per offense; or
 - 2. Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars (\$2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the City of Goodyear Municipal Court for violations hereunder

SECTION 11. RECORDATION

This Ordinance shall be recorded with the Maricopa County Recorder's Office.

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

All exhibits are on file with the City Clerk's Office online at
<https://www.goodyearaz.gov/government/departments/city-clerk-s-office/public-notice>
or at Goodyear City Hall, 1900 N Civic Square, Goodyear, AZ 85395.

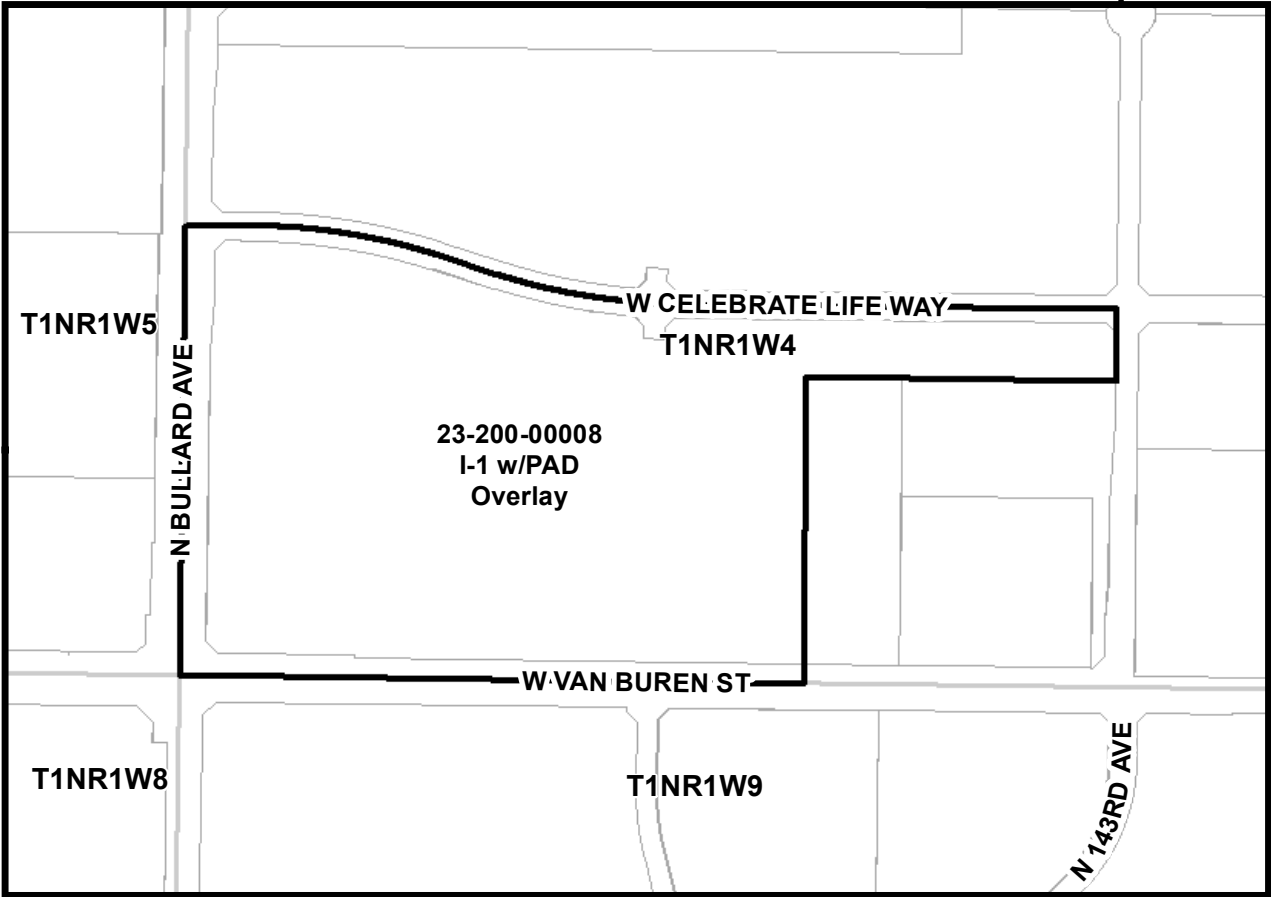
OFFICIAL SUPPLEMENTARY ZONING MAP NO. 23-08
AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF
THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO. _____,
PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA,
THIS _____ DAY OF _____, 2024.

MAYOR

CITY CLERK

SUBJECT PROPERTY:

**A portion of the Northwest Quarter Section 4, Township 1 North,
Range 1 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	REZONE FROM PRELIMINARY PAD TO I-1 w/ PAD Overlay 23-200-00008	DATE:
A		January, 2024

ZONING LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH,
RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA,
AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 4, BEING A CITY OF GOODYEAR
BRASS CAP IN HANDHOLE, FROM WHICH THE WEST QUARTER CORNER, BEING A CITY OF
GOODYEAR BRASS CAP IN HANDHOLE BEARS NORTH 00°31'51" EAST, A DISTANCE OF
2629.66 FEET;

THENCE NORTH 00°31'51" EAST, ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE
OF 1266.03 FEET TO THE INTERSECTION WITH THE MONUMENT LINE OF CELEBRATE LIFE
WAY;

THENCE SOUTH 89°35'17" EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 199.29
FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A
RADIUS OF 1750.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF
17°07'44, FOR AN ARC LENGTH OF 523.18 FEET, TO A TANGENT POINT;

THENCE SOUTH 72°26'15" EAST, CONTINUING ALONG THE MONUMENT LINE OF SAID
CELEBRATE LIFE WAY, A DISTANCE OF 172.55 FEET TO THE BEGINNING OF A TANGENT
CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1750.00 FEET;

THENCE EASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF
17°14'43", FOR AN ARC LENGTH OF 526.73 FEET, TO A NON-TANGENT POINT;

THENCE SOUTH 89°40'57" EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 1226.05
FEET, TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

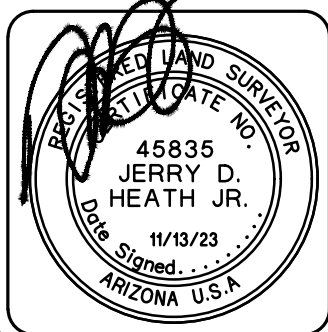
THENCE SOUTH 00°26'20" WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 203.99
FEET;

THENCE NORTH 89°29'53" WEST, FOR A DISTANCE OF 870.80 FEET;

THENCE SOUTH 00°26'06" WEST, A DISTANCE OF 861.67 FEET TO A POINT ON THE SOUTH
LINE OF SAID SECTION 4;

THENCE NORTH 89°29'53" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1755.79 FEET,
TO THE POINT OF BEGINNING.

PAGE 1 OF 3



TITLE: **XB03**
SCALE: N.T.S.
DATE: 11/13/23
DESC: ZONING
LEGAL DESC.

HUNTER

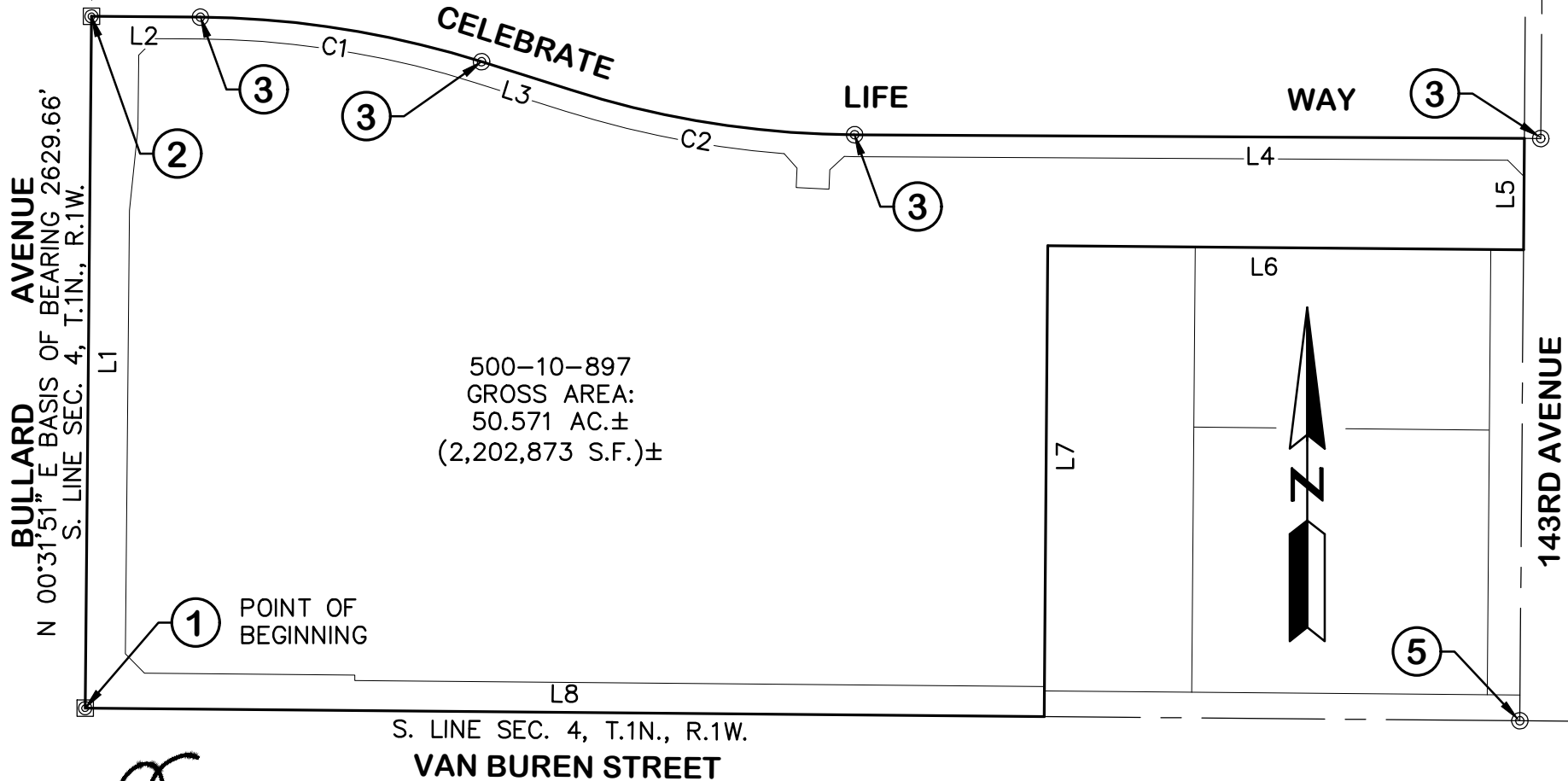
ENGINEERING

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY

PROJ.NO,EJMD002-S

ZONING EXHIBIT



TITLE: XB03
SCALE: N.T.S.
DATE: 11/13/23
DESC: ZONING
LEGAL DESC.

HUNTER
ENGINEERING

10450 N. 74TH ST., SUITE 200
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CIVIL AND SURVEY

PROJ.NO,EJMD002-S

ZONING EXHIBIT

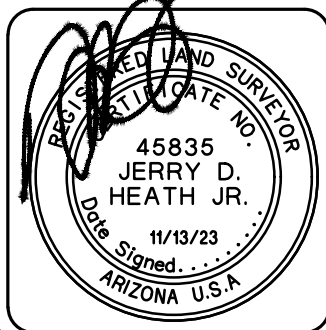
CORNER DESCRIPTION:

- ① SOUTHWEST CORNER OF SECTION 4, T.1N., R.1W. FOUND CITY OF GOODYEAR BRASS CAP IN HANDHOLE—POINT OF BEGINNING.
- ② FOUND CITY OF GOODYEAR BRASS CAP IN HANDHOLE
- ③ FOUND CITY OF GOODYEAR BRASS CAP FLUSH
- ④ WEST QUARTER CORNER SECTION 4, T.1N., R.1W. FOUND CITY OF GOODYEAR BRASS CAP IN HANDHOLE
- ⑤ SOUTH QUARTER CORNER SECTION 4, T.1N., R.1W. FOUND CITY OF GOODYEAR BRASS CAP IN HANDHOLE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°31'51"E	1266.03'
L2	S89°35'17"E	199.29'
L3	S72°26'15"E	172.55'
L4	S89°40'57"E	1226.05'
L5	S00°26'20"W	203.99'
L6	N89°29'53"W	870.80'
L7	S00°26'40"W	861.67'
L8	N89°29'53"W	1755.79'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	$\Delta = 17^{\circ}07'44''$	1750.00'	523.18'	N81°00'07"W	521.23'
C2	$\Delta = 17^{\circ}14'43''$	1750.00'	526.73'	S81°03'36"E	524.74'

PAGE 3 OF 3



TITLE: **XB03**
 SCALE: N.T.S.
 DATE: 11/13/23
 DESC: ZONING
 LEGAL DESC.

HUNTER
 ENGINEERING

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