

Exhibit 3  
Draft Ordinance

## ORDINANCE NO 2017-18

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA ESTABLISHING INITIAL ZONING ON PROPERTY FROM MARICOPA COUNTY RURAL 43 (RU-43) ZONING DISTRICT TO CITY OF PEORIA SUBURBAN RANCH 43 (SR-43) ZONING DISTRICT; AMENDING THE ZONING MAP AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Peoria Planning and Zoning Commission held a public hearing on March 16, 2017 in zoning case Z16-0015 in the manner prescribed by law for the purpose of considering an amendment to the district boundaries of property within the City of Peoria, Arizona to provide for initial city zoning of the subject parcel as described below from Maricopa County Rural 43 (RU-43) zoning district to City of Peoria Suburban Ranch 43 (SR-43) zoning district as provided in Section 14-39 of Chapter 14 of the Peoria City Code (1977 edition);

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 Peoria Times Newspaper on February 16, 2017; and

WHEREAS, the City of Peoria Planning and Zoning Commission has recommended to the Mayor and the Council of the City of Peoria, Arizona, the initial zoning of property as aforesaid and the Mayor and the Council of the City of Peoria, Arizona desires to accept such recommendation and rezone the property as described below as aforesaid.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona that:

SECTION 1. Four parcels of land in Peoria, Maricopa County, Arizona, which are more accurately described in Exhibits A & B to this Ordinance, are hereby initially zoned from Maricopa County Rural 43 (RU-43) zoning district to City of Peoria Suburban Ranch 43 (SR-43) zoning district.

SECTION 2. Amendment of Zoning Map. The City of Peoria zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

SECTION 3: Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Council for the City of Peoria,  
Arizona this 2<sup>nd</sup> day of May, 2017.

\_\_\_\_\_  
Cathy Carlat, Mayor

\_\_\_\_\_  
Date Signed

ATTEST:

\_\_\_\_\_  
Rhonda Geriminsky, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Stephen Burg, City Attorney

Published in: Peoria Times  
Publication Dates: May 12, 2017  
Effective Date: \_\_\_\_\_

## **EXHIBIT A**

### **201-15-186**

The West 145.647 feet of the East 346.328 feet of the North half of the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 10, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the North 20 feet.

### **201-15-187A**

The East 200.681 feet of the North half of the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 10, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the North 20 feet; and

EXCEPT the East 55 feet thereof.

### **201-15-299**

A portion of the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 10, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as recorded in that certain corrected Quitclaim Deed in instrument number 2002-0325168 in the office of the Maricopa County Recorder's Office, Maricopa County, Arizona, being more particularly described as follows:

The South half of the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 10, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian.

### **201-15-191B**

The East half of the South half of the East half of the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 10, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the South 40 feet, said parcel being more particularly described as follows:

Commencing at the Southeast corner of said Section 10:

Thence North 89 degrees 37 minutes 41 seconds West, along the South line of said Section 10, a distance of 662.82 feet to a point which lies 1988.47 feet easterly of the South quarter corner of said Section 10;

Thence North 00 degrees 33 minutes 52 seconds East, a distance of 40.00 feet to the POINT OF BEGINNING;

Thence North 89 degrees 37 minutes 41 seconds West, a distance of 165.70 feet to the West line of the East half of the South half of the East half of the Southwest quarter of the Southeast quarter of the Southeast quarter of said Section 10;

Thence North 00 degrees 34 minutes 28 seconds East, a distance of 291.48 feet to the North line of the East half of the South half of the East half of the Southwest quarter of the Southeast quarter of the Southeast quarter of said Section 10;

Thence South 89 degrees 35 minutes 57 seconds East, a distance of 165.65 feet to the East line of the East half of the Southwest quarter of the Southeast quarter of the Southeast quarter of said Section 10;

Thence South 00 degrees 33 minutes 52 second West, a distance of 291.40 feet to the POINT OF BEGINNING.

**EXHIBIT B**

