

Exhibit 3
Draft Ordinance

ORDINANCE NO 2017-17

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA ESTABLISHING INITIAL ZONING ON PROPERTY FROM CITY OF GLENDALE A-1 AND SINGLE FAMILY R1-6 ZONING DISTRICTS TO CITY OF PEORIA GENERAL AGRICULTURAL (AG) AND SINGLE FAMILY RESIDENTIAL R1-6 ZONING DISTRICTS; 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 Z16-0014 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 City of Glendale A-1 and Single Family R1-6 zoning districts to City of Peoria General Agricultural (AG) and Single Family Residential R16 zoning districts 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. Two 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 City of Glendale A-1 zoning district to City of Peoria General Agricultural (AG) zoning district and from City of Glendale Single Family R1-6 to City of Peoria Single Family Residential R1-6.

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 2nd 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

LEGAL DESCRIPTION
PARCEL 1
PEORIA ANNEX 1

A portion of the southeast quarter of Section 23, Township 4 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona described as follows:

COMMENCING at a brass cap in a handhole found at the the east quarter corner of said Section 23, from which an iron rod found at the center corner of said Section 23 bears South 89°49'57" West, 2652.94 feet;

thence along the north line of the southeast quarter of said Section 23, South 89°49'57" West, 1814.34 feet to the POINT OF BEGINNING;

thence South 23°04'54" West, 425.86 feet to a point of curvature having a radius of 5,000.00 feet;

thence 23.98 feet along the arc of said curve, concave northwest, through a central angle of 00°16'29" to a point on the east line of the west half of the northeast quarter of the northwest quarter of the southeast quarter of said section 23;

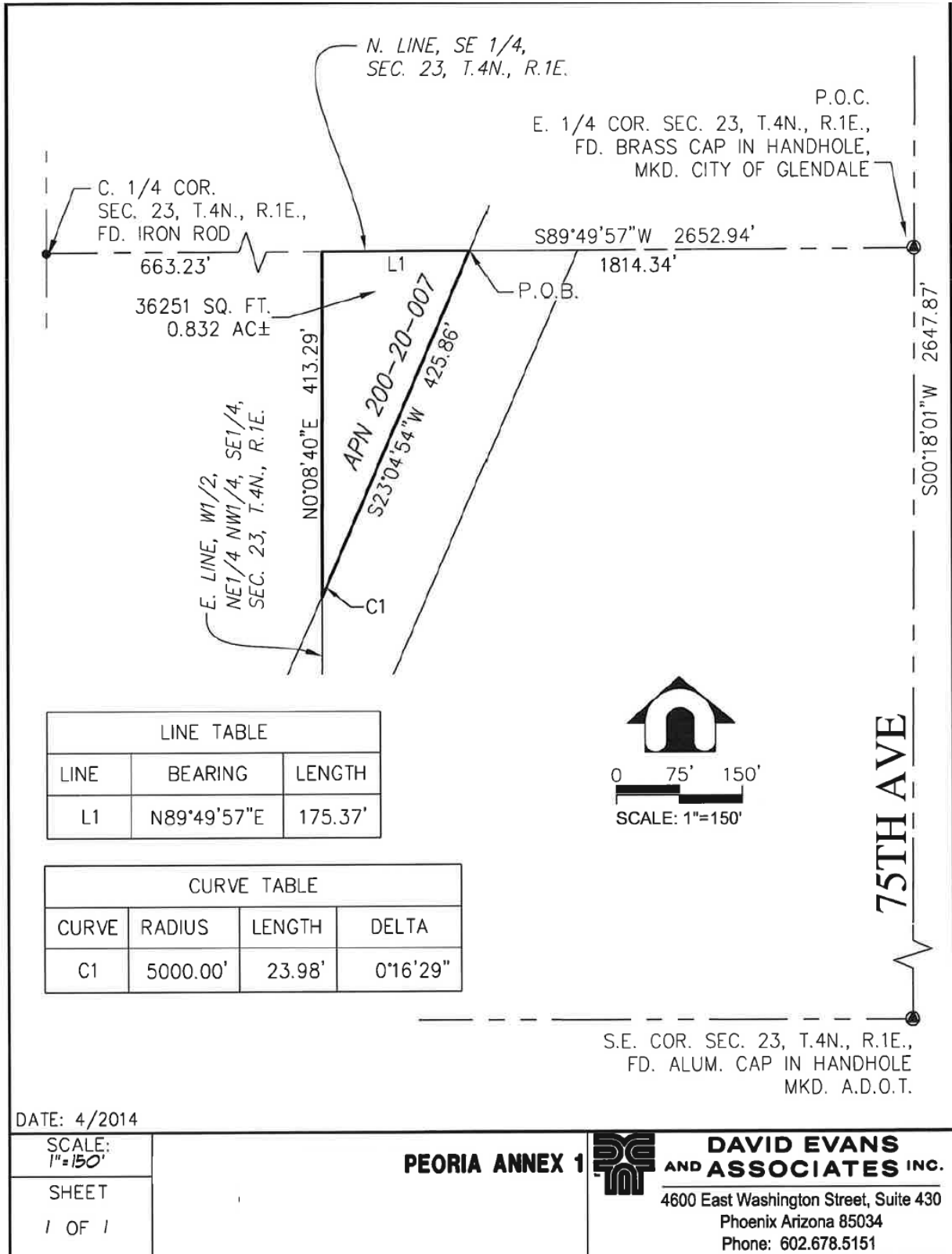
thence, along said east line, North 00°08'40" East, 413.29 feet to the north line of the southeast quarter of said Section 23;

thence, along said north line, North 89°49'57" East, 175.37 feet to the POINT OF BEGINNING.

Said parcel containing 36,251 square feet or 0.832 acres, more or less.



Expires 06/30/2018



LEGAL DESCRIPTION
PARCEL 2
PEORIA ANNEX 2

A portion of the southeast quarter of Section 23, Township 4 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona described as follows:

COMMENCING at a brass cap found at the south quarter corner of said Section 23 from which an iron rod found at the center corner of said Section 23 bears North 00°05'31" East, 2635.43 feet;

thence, along the west line of the southeast quarter of said Section 23, North 00°05'31" East, 817.64 feet to the POINT OF BEGINNING;

thence, continuing along said west line, North 00°05'31" East, 500.07 feet to a nail with washer marked, "Springer RLS 34399" found at the northwest corner of the southwest quarter of the southeast quarter of said Section 23;

thence, along the north line of the southwest quarter of the southeast quarter of said Section 23, North 89°57'59" East, 237.04 feet;

thence South 25°25'49" West, 553.88 feet to the POINT OF BEGINNING.

Said parcel containing 59,269 square feet or 1.361 acres, more or less.



Expires 06/30/2015

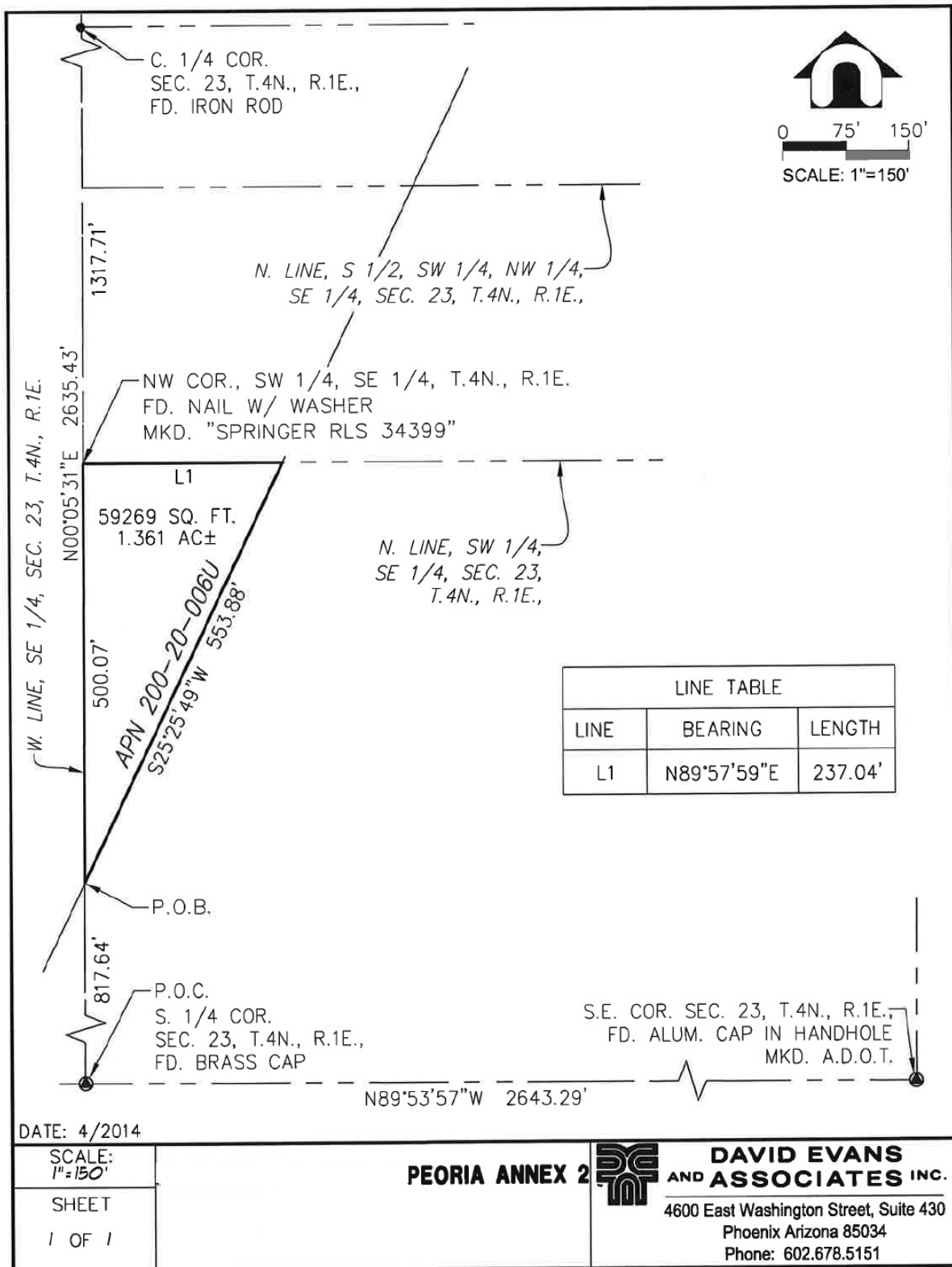


EXHIBIT B

