

## ORDINANCE NO 2018-16

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

WHEREAS, on November 28, 2017, the Mayor and City Council of the City of Peoria adopted Ordinance No. 2017-46, approving the annexation of the subject property into the City of Peoria.

WHEREAS, pursuant to A.R.S. §9-462.04(E) and §9-471(L) and Section 21-318 of the Peoria City Code, the City must assign initial zoning to the newly annexed property within six (6) months of the effective date of annexation.

WHEREAS, the City of Peoria Planning and Zoning Commission held a public hearing on May 17, 2018 for Case Z18-08 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 Residential (RU-43) zoning district to City of Peoria Suburban Ranch (SR-43) zoning district as provided in Section 21-318 of the Peoria City Code;

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 April 27, 2018; 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. A parcel of land in Peoria, Maricopa County, Arizona, which is more accurately described in Exhibit A to this Ordinance, is hereby rezoned from Maricopa County RU-43 zoning district to City of Peoria 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 5<sup>th</sup> day of June, 2018.

---

Cathy Carlat, Mayor

---

Date Signed

ATTEST:

---

Rhonda Geriminsky, City Clerk

APPROVED AS TO FORM:

---

Vanessa P. Hickman, City Attorney

Published in: Peoria Times

Publication Dates: June 15, 2018

Effective Date: \_\_\_\_\_

**Exhibit A**  
**Legal Description**

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34;

THENCE SOUTH 89 DEGREES 05 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 813.38 FEET;

THENCE NORTH 01 DEGREES 39 MINUTES 59 SECONDS EAST, A DISTANCE OF 539.24 FEET;

THENCE NORTH 17 DEGREES 03 MINUTES 54 SECONDS EAST, A DISTANCE OF 148.52 FEET;

THENCE NORTH 33 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 283.99 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCKET 159, PAGE 288, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 46 DEGREES 39 MINUTES 00 SECONDS WEST ALONG SAID NORTHWESTERLY LINE TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 254.50 FEET TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 40.00 FEET THEROF; AND

EXCEPT THAT PORTION CONVEYED TO MARICOPA COUNTY IN DEED RECORDED FEBRUARY 11, 2000 IN DOCUMENT NO. 00-0104087 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 96-0173120, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34;

THENCE NORTH 89 DEGREES 37 MINUTES 12 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 1295.91 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE NORTH 00 DEGREES 17 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 40.00 FEET OF SAID SECTION 34 AND THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 17 MINUTES 30 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 52.00 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 12 SECONDS EAST, A DISTANCE OF 24.00 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 47.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 45.00 FEET OF SECTION 34;

THENCE NORTH 89 DEGREES 37 MINUTES 12 SECONDS EAST, A DISTANCE OF 789.44 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 11 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 40.00 FEET OF SAID SECTION 34;

THENCE SOUTH 89 DEGREES 37 MINUTES 12 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 813.43 FEET TO THE POINT OF BEGINNING.

**Exhibit B  
Parcel Map**

