

Exhibit 2
DRAFT RESOLUTION

RESOLUTION NO. 2022-43

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA AMENDING THE LAND USE MAP OF THE PEORIA GENERAL PLAN FROM TRADITIONAL RESIDENTIAL TO MIXED USE MAIN STREET FOR A PROPERTY TOTALING APPROXIMATELY 26 ACRES IN THE CITY OF PEORIA, ARIZONA; AND PROVIDING FOR SEVARABILITY AND AN EFFECTIVE DATE.

WHEREAS, the General Plan heretofore adopted by the City of Peoria, Arizona provides for periodic review and amendment;

WHEREAS, the City of Peoria is required to follow the procedures of A.R.S. 9-461.06 in adopting any amendments to the General Plan; and

WHEREAS, the Peoria Planning and Zoning Commission, after due and proper notice as required by law, held a public hearing regarding Case GPA17-04, on April 7, 2022; and

WHEREAS, after such public hearing and consideration of Case GPA17-04, the Peoria Planning and Zoning Commission recommended adoption of Case GPA17-04, a copy of which recommendation is on file with the City Clerk of the City of Peoria, Arizona, and which said Case GPA17-04 was transmitted to the Mayor and City Council of the City of Peoria prior to the meeting of April 19, 2022; and

WHEREAS, after due and proper consideration of Case GPA17-04, the Mayor and City Council of the City of Peoria, Arizona have found that Case GPA17-04 will properly aid in the orderly growth and development of the City of Peoria, Arizona.

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA AS FOLLOWS:

SECTION 1. Amendment to the Peoria General Plan

The City Council of the City of Peoria, Arizona, does hereby accept and adopt amendment number GPA17-04, amending the Land Use Map of the Peoria General Plan, for the area described in Exhibits A and B.

SECTION 2. Severability

In the event any part, portion or paragraph of this Resolution is found to be invalid by any court of competent jurisdiction, the invalidity of such part, portion, or paragraph shall not affect any other valid part, portion, or paragraph of this Resolution and effectiveness thereof;

SECTION 3. Effective Date

This Resolution shall become effective in the manner provided by law.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria,
Maricopa County, Arizona this 19th day of April, 2022.

Cathy Carlat, Mayor

Date signed

ATTEST:

Lori Dyckman, Acting City Clerk

APPROVED AS TO FORM:

Vanessa P. Hickman, City Attorney

Exhibit A Legal Description

ARIZONA STATE LAND DEPARTMENT
THE TRAILHEAD
PEORIA, ARIZONA

March 9, 2021
Job No. 5867
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LOCATED IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 2 BEARS NORTH 01 DEGREE 38 MINUTES 48 SECONDS WEST, A DISTANCE OF 2,598.59 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 01 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 917.87 FEET TO THE POINT OF BEGINNING, BEING THE CENTERLINE OF 83RD AVENUE PER CITY OF PEORIA RESOLUTION NO. 07-172, RECORDED IN DOCUMENT NO. 2007-1345578, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 38 DEGREES 21 MINUTES 36 SECONDS EAST, ALONG SAID 83RD AVENUE CENTERLINE, A DISTANCE OF 25.59 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 2,900.00 FEET, THROUGH A CENTRAL ANGLE OF 19 DEGREES 30 MINUTES 21 SECONDS, A DISTANCE OF 987.28 FEET;

THENCE DEPARTING SAID CENTERLINE, SOUTH 77 DEGREES 04 MINUTES 34 SECONDS EAST, A DISTANCE OF 1,049.34 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 47 DEGREES 02 MINUTES 07 SECONDS, A DISTANCE OF 287.32 FEET;

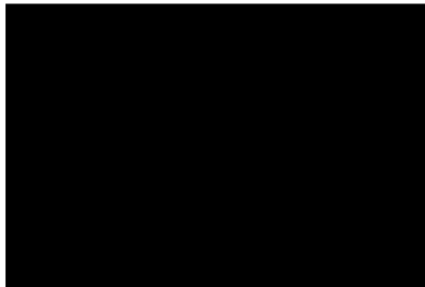
THENCE SOUTH 30 DEGREES 02 MINUTES 27 SECONDS EAST, A DISTANCE OF 96.06 FEET;

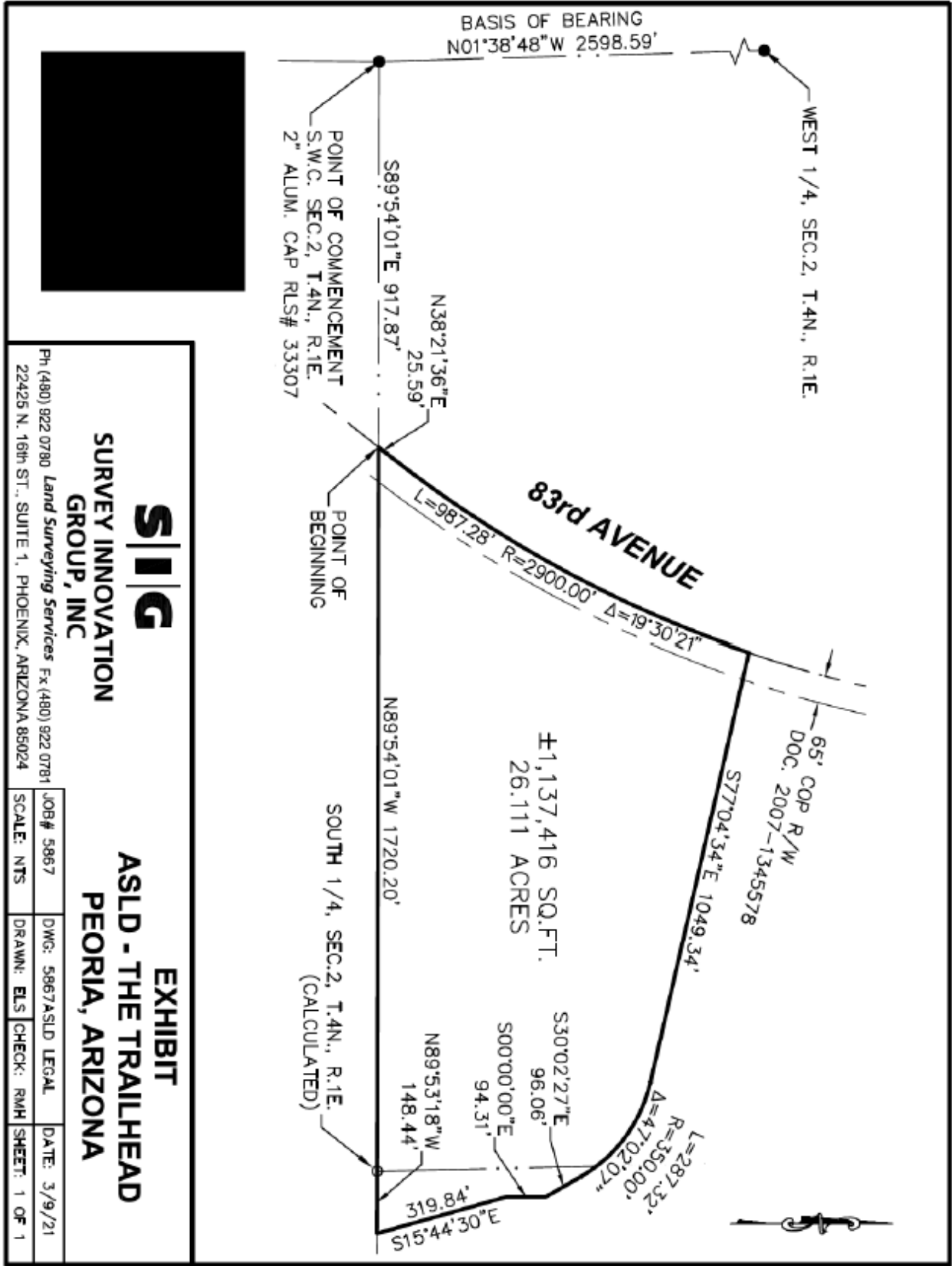
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 94.31 FEET;

THENCE SOUTH 15 DEGREES 44 MINUTES 30 SECONDS EAST, A DISTANCE OF 319.84 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2;

THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 53 MINUTES 18 SECONDS WEST, A DISTANCE OF 148.44 FEET TO THE CALCULATED POSITION OF THE SOUTH QUARTER CORNER OF SAID SECTION 2;

THENCE NORTH 89 DEGREES 54 MINUTES 01 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,720.20 FEET TO THE POINT OF BEGINNING.





**Exhibit B
Parcel Map**

GPA17-04: The Trailhead / Aloravita
NEC Westwing Parkway & Happy Valley Road

