

ORDINANCE NO 2024-01

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 the City of Peoria Planning and Zoning Commission held a public hearing on December 7, 2023 for Case Z23-15 in the manner prescribed by law for the purpose of considering an amendment to the zoning district of a 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) to the City of Peoria Suburban Ranch (SR-43) zoning district, as provided in Section 21-317 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 October 26, 2023, 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. Parcels of land in Peoria, Maricopa County, Arizona, which are more accurately described in Exhibit A, to this Ordinance are hereby rezoned from Maricopa County Rural Residential (RU-43) to the City of Peoria Suburban Ranch (SR-43) zoning district zoning district.

SECTION 2. Amending the Zoning Map. The City of Peoria zoning map is herewith amended to reflect the changes in the district referred to in Section 1 above.

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

Ordinance 2024-01
January 16, 2024

PASSED AND ADOPTED by the Mayor and Council for the City of Peoria, Arizona this
January 16, 2024.

Jason Beck, Mayor

Date signed

ATTEST:

Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

Emily Jurmu, City Attorney

Published in: Peoria Times

Publication Date: _____

Effective Date: _____

Exhibit A

Legal Description

APN 200-62-002P

THE WEST 213 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 11;

THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 11, A DISTANCE OF 375.00 FEET;

THENCE EAST (ASSUMED BEARING), 1330.96 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11;

THENCE NORTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, A DISTANCE OF 375.00 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11;

THENCE WEST (ASSUMED BEARING) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, A DISTANCE OF 1330.84 FEET TO THE POINT OF BEGINNING;

EXCEPT THE EAST 22 FEET OF THE WEST 55 FEET THEREOF AS CONVEYED TO THE CITY OF PEORIA IN DOCUMENT NO. 2001-0746689, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN 200-62-002H

THE WEST HALF OF THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, FROM WHENCE THE WEST QUARTER CORNER OF SAID SECTION 11 BEARS WEST, 1331.21 FEET;

THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 769.79 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 01 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF 375.15 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS WEST, A DISTANCE OF 348.67 FEET;

THENCE NORTH 01 DEGREES 49 MINUTES 17 SECONDS EAST, 375.17 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 348.42 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF QUIT CLAIMED TO THE UNITED STATES OF AMERICA IN BOOK 115 OF DEEDS, PAGE 460.

