

## ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE**

### ORDINANCE G-

AN ORDINANCE AMENDING THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE ANNEXED PARCEL DESCRIBED HEREIN (CENTRAL AVENUE AND JOMAX ROAD ANNEXATION, NO. 505) FROM COUNTY RURAL 43 TO CITY'S S-1 (RANCH OR FARM RESIDENCE).

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WHEREAS, on May 19, 2021, via Ordinance S-47559, the City of Phoenix annexed an approximately 0.4907-acre property located at 26238 N Central Avenue, in that part of the GLO Lot 13, located within the Northeast quarter of the Northwest quarter of Section 5, Township 4 North, Range 3 East, as described more specifically in "Exhibit A" and incorporated herein by this reference; and,

WHEREAS, as required by A.R.S. § 9-471.L, the city of Phoenix is required to adopt zoning districts on the subject parcel to permit uses and densities no greater than those allowed by the prior County zoning district; and,

WHEREAS, immediately prior to annexation the zoning applicable to this territory was RU-43 zoning district; and

WHEREAS, the City's S-1 (Ranch or Farm Residence) zoning district is equivalent to Maricopa County's Rural-43 zoning district;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The approximately 0.4907-acre property located at 26238 N Central Avenue, in that part of the GLO Lot 13, located within the Northeast quarter of the Northwest quarter of Section 5, Township 4 North, Range 3 East, East of the Gila and Salt River Base and Meridian of Maricopa County, Arizona, which is described in "Exhibit A" and depicted in "Exhibit B" has been annexed to the City of Phoenix, and the present corporate limits of the City have been extended and increased to include such property.

SECTION 2. Pursuant to A.R.S. §9-471(L), the property depicted in Exhibit B is hereby removed from Maricopa County's Rural-43 zoning district and placed into the City's S-1 (Ranch or Farm Residence) zoning district. This zoning designation shall take effect thirty days after this Ordinance is adopted, without further action by the City Council, and

SECTION 3. The City Clerk shall cause a copy of this Ordinance, together with "Exhibits A" and "Exhibit B" to be filed and recorded in the Records of the Office of the Maricopa County Recorder, and

SECTION 4. The Planning and Development Director is instructed to modify The Zoning Map of the City of Phoenix to reflect this use district classification change as shown in "Exhibit B".

SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 25th day of August, 2021.

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MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

REVIEWED BY:

\_\_\_\_\_  
City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

CENTRAL AVENUE AND JOMAX ROAD  
ANNEXATION 505  
Appendix A

That part of the GLO Lot 13, located within the Northeast quarter of the Northwest quarter of Section 5, Township 4 North, Range 3 East, G&SRB&M, Maricopa County, Arizona, also being a part of Parcel No. 1 as described in Document No 2016-0449142, official records of Maricopa County, and as shown on the Results of Survey recorded in Document No. 2005-0597960, of said official records, except the North 90 feet thereof as previously annexed by City of Phoenix Ordinance No. G-1829, recorded in Docket 12992, page 1312, of said official records, and Ordinance No. G-3252, recorded in Document No. 1989-0308858, of said official records, more particularly described as follows:

BEGINNING at a point in the East line of said Parcel No.1, said point also being the intersection of the South line of the North 90 feet of said Section 5, said line also being the South line of the Annexation described in said Ordinance G-1829, with the East line of the Northwest quarter of said Section 5;

thence South  $01^{\circ}15'43''$  East, along the East line of said Parcels No. 1 and the East line of said Northwest quarter a distance of 60.42 feet to the Southeast corner of said Parcels No. 1;

thence South  $86^{\circ}03'27''$  West, along the South line of said Parcels No. 1, a distance of 222.74 feet to an angle point in said South line;

thence North  $76^{\circ}10'21''$  West, continuing along said South line, a distance of 106.89 feet to the Southwest corner of said Parcels No.1;

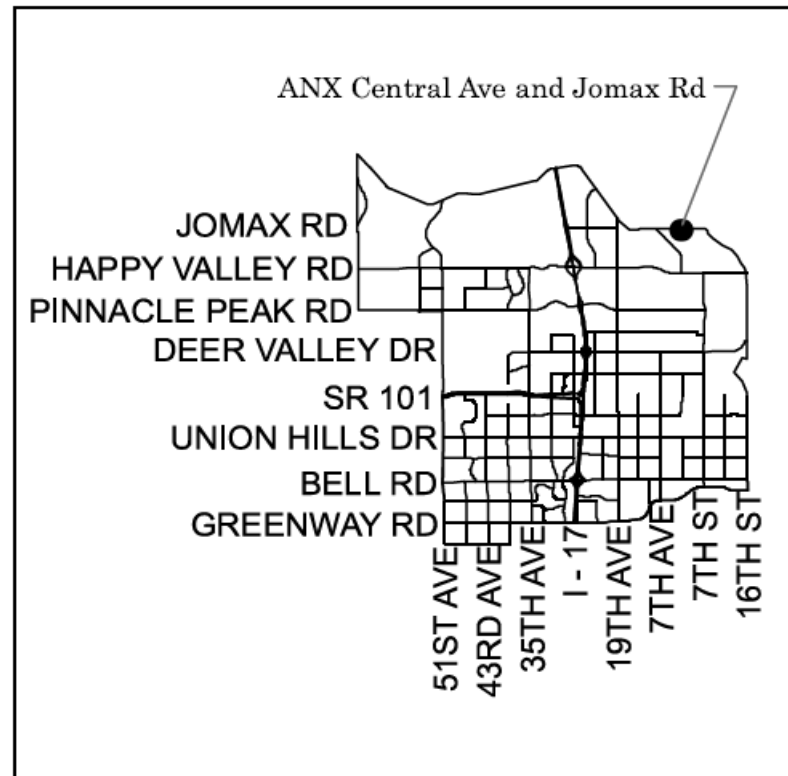
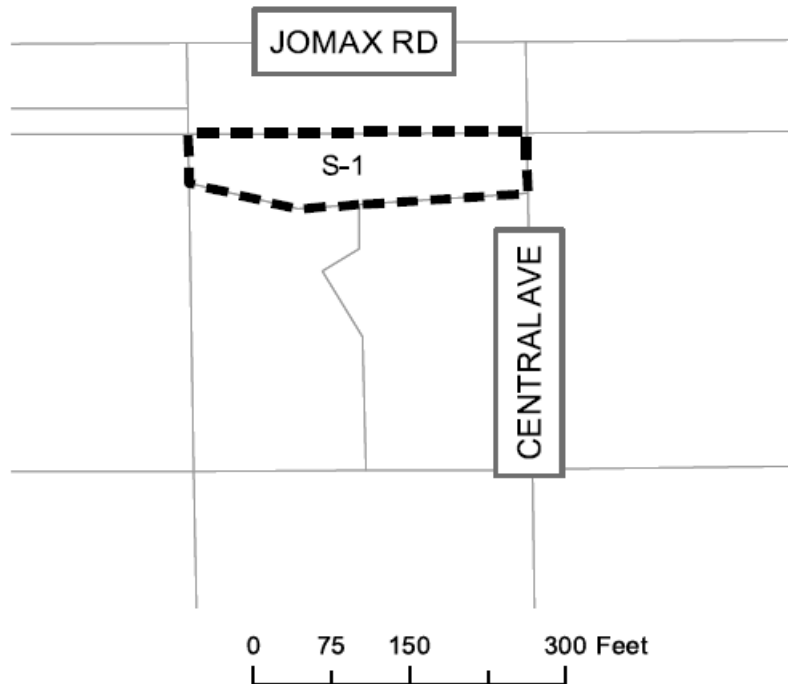
thence North  $01^{\circ}16'00''$  West, along the West line of said Parcels No. 1, a distance of 48.48 feet to the South line of the North 90 feet of said Northwest quarter, and the South line of said City of Phoenix Annexation described in Ordinance No. G-1829; thence Northeasterly along said lines to the POINT OF BEGINNING.

# ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: ANX Central Ave and Jomax Rd  
Zoning Overlay: N/A  
Planning Village: Deer Valley



NOT TO SCALE



Drawn Date: 6/10/2021