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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 (42ND STREET AND DYNAMITE BLVD. ANNEXATION, NO. 481) FROM COUNTY RURAL 43 TO CITY'S S-1 (RANCH OR FARM RESIDENCE).

WHEREAS, on March 1, 2017, via Ordinance S-43269, the City of Phoenix annexed an approximately 11.59-acre property located on the northeast corner of 42nd Street and Dynamite Blvd, in a portion of Section 30, Township 5 North, Range 4 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 11.59-acre property located on the northeast corner of 42nd Street and Dynamite Blvd, in that part of Section 30, Township 5 North, Range 4, 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 22nd day of March,

2017.

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)

EXHIBIT A

LEGAL DESCRIPTION FOR
ANNEXATION 481

42ND STREET AND DYNAMITE BLVD ANNEXATION
Appendix A

That part of the Southwest quarter of Section 30, Township 5 North, Range 4 East, G&SRB&M, described as follows:

BEGINNING at the Northwest corner of the South half of the Southeast quarter of said Southwest quarter of Section 30, being also a point in the boundary of the area annexed to the City of Phoenix by its Ordinance No. G-4199, recorded in Document No. 99-0867759, records of Maricopa County, Arizona;

thence Easterly along the North line of said South half of the Southeast quarter of said Southwest quarter of Section 30, being also the boundary line of said area annexed to the City of Phoenix to the Northeast corner of the Southwest quarter of the Southeast quarter of said Southwest quarter of Section 30;

thence Southerly along the East line of said Southwest quarter of the Southeast quarter of said Southwest quarter of Section 30 to the Southwest corner of the Northwest quarter of the Southeast quarter of the Southeast quarter of said Southwest quarter of Section 30;

thence Easterly along the South line of said Northwest quarter of the Southeast quarter of the Southeast quarter of said Southwest quarter of Section 30 to the Southeast corner of the Northwest quarter of the Southeast quarter of the Southeast quarter of said Southwest quarter of Section 30, being also a point in the boundary line of said area annexed to the City of Phoenix;

thence Southerly along the East line of the Southwest quarter of the Southeast quarter of the Southeast quarter of said Southwest quarter of Section 30 to a point in the North line of the South 40 feet of the Southwest quarter of the Southeast quarter of the Southeast quarter of said Southwest quarter of Section 30;

thence Westerly along said North line of the South 40 feet to a point in the West line of the South half of the Southeast quarter of said Southwest quarter of Section 30;

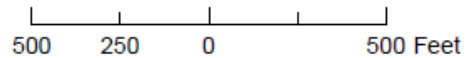
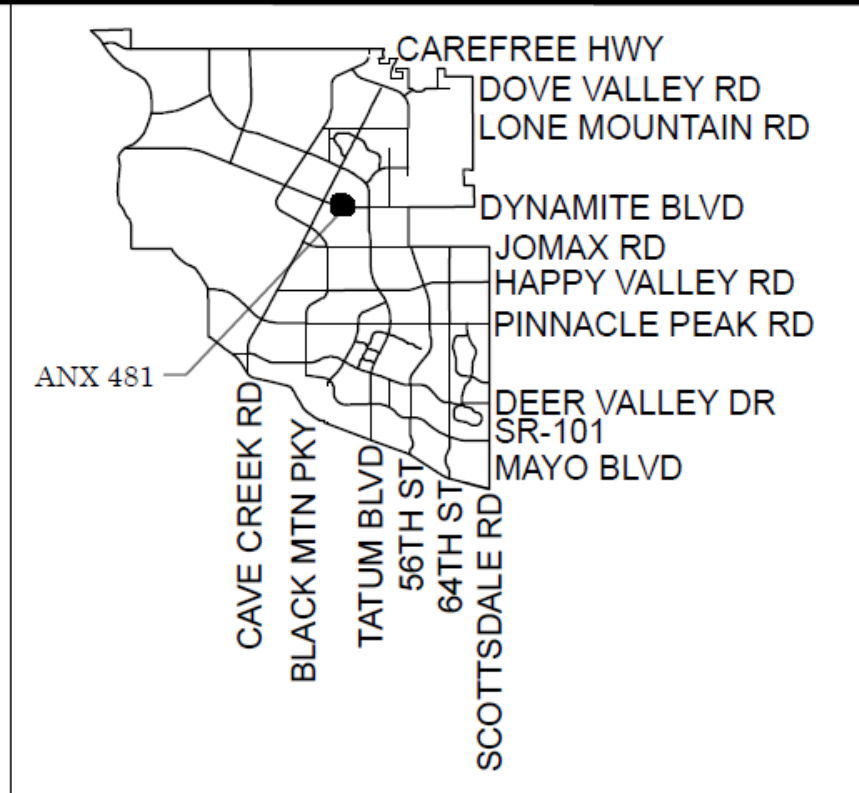
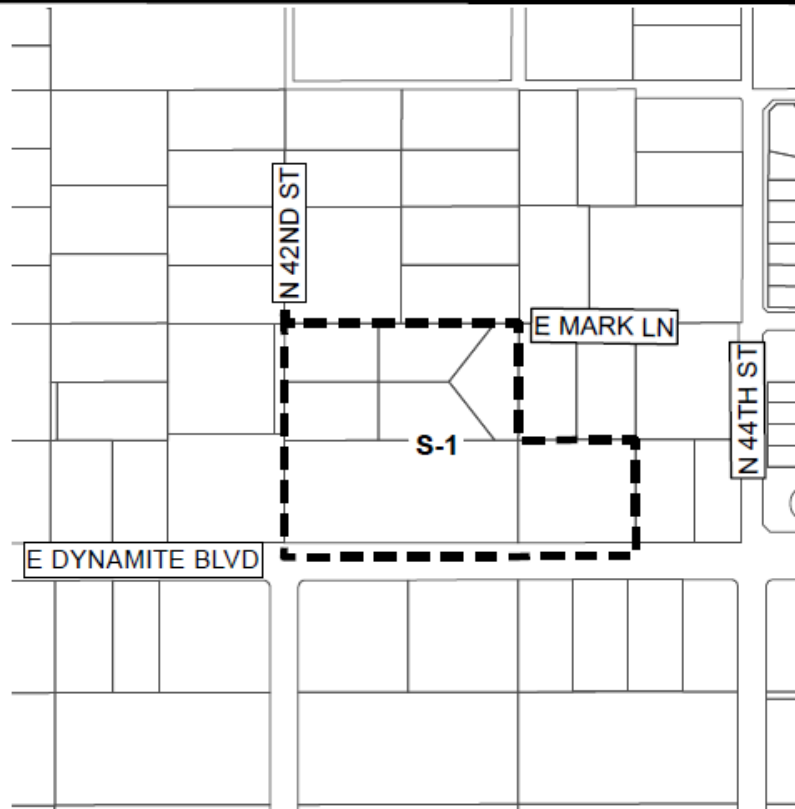
thence Northerly along the West line of said South half of the Southeast quarter of said Southwest quarter of Section 30 to the POINT OF BEGINNING.

ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: ANX 481
Zoning Overlay: North Land Use Plan
Planning Village: Desert View



NOT TO SCALE



Drawn Date: 3/2/2017