

## 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 (15TH AVENUE AND HAPPY VALLEY ROAD ANNEXATION, NO. 535) FROM COUNTY RU-43 TO CITY'S S-1 (RANCH OR FARM RESIDENCE).

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WHEREAS, on November 20, 2024, via Ordinance S-51435, the City of Phoenix annexed approximately 4.95 acres located approximately 360 feet west of the northwest corner of 15th Avenue and Happy Valley Road, in a portion of Section 6, 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 Maricopa County's RU-43 zoning district; and

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

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

SECTION 1. The approximately 4.95 acres located approximately 360 feet west of the northwest corner of 15th Avenue and Happy Valley Road, in a portion of Section 6, Township 4 North, Range 2 East, 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 RU-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 "Exhibit 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 18th day of December, 2024.

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MAYOR

ATTEST:

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Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Julie M. Kreigh, City Attorney

By:

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REVIEWED BY:

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Jeffrey Barton, City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

## EXHIBIT A

### LEGAL DESCRIPTION 15TH AVENUE AND HAPPY VALLEY ROAD

The West half of the Southeast quarter of the Southeast quarter of the Southwest quarter of Section 6, Township 4 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, Except the South 40 feet, being more particularly described as follows;

COMMENCING at the Southwest corner (City of Phoenix brass cap in handhole) of said Section 6, from which the South quarter corner (Maricopa County Department of Transportation brass cap flush) of said Section 6 bears North 89 Degrees 19 Minutes 07 Seconds East a distance of 2647.18 feet;

Thence North 89 Degrees 19 Minutes 07 Seconds East along the South line of said Southwest quarter of Section 6 a distance of 1948.76 feet to the Southwest corner of said West half;

Thence North 01 Degrees 16 Minutes 10 Seconds West along the West line of said West half a distance of 40.00 feet to a point on the North line of the South 40.00 feet of said West half, said point being the TRUE POINT OF BEGINNING;

Thence North 01 Degrees 16 Minutes 10 Seconds West along the West line of said West half a distance of 620.36 feet to the Northwest corner of said West half;

Thence North 89 Degrees 20 Minutes 48 Seconds East along the North line of said West half a distance of 346.70 feet to the Northeast corner of said West half;

Thence South 01 Degrees 29 Minutes 13 Seconds East along the East line of said West half a distance of 620.22 feet to said North line of the South 40.00 feet;

Thence South 89 Degrees 19 Minutes 07 Seconds West along said last North line a distance of 349.06 feet to the POINT OF BEGINNING.

## EXHIBIT B

Annexation Case: 535, 15th Avenue and Happy Valley Rd  
Zoning Overlay: N/A

### Planning Village: Deer Valley



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