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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 PEAK VIEW ROAD ANNEXATION, NO. 482) FROM COUNTY RURAL 43 TO CITY'S S-1 (RANCH OR FARM RESIDENCE).

WHEREAS, on December 7, 2016, via Ordinance S-43059, the City of Phoenix annexed an approximately 2.33 acre property located south of Peak View Road along the east side of 42nd Street, in a portion of Section 30, Township 5 North, Range 4 East, as described more specifically in Attachment "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 2.33 acre property located south of Peak View Road along the east side of 42nd Street, 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 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 Attachment "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 11th day of January,

2017.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

- Attachments:
- A – Legal Description (1 Page)
 - B – Ordinance Location Map (1 Page)

ATTACHMENT A

LEGAL DESCRIPTION FOR
ANNEXATION 482

42ND STREET AND PEAK VIEW ROAD ANNEXATION
Appendix A

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

BEGINNING at a point in the city limits line of the City of Phoenix as established in Ordinance No. S-37455, recorded in Document No. 2010-0930317, records of Maricopa County, Arizona, said point being the intersection of the East line of the West 25 feet and the North line of

said Southwest quarter of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 30;

thence Easterly along said North line of said Southwest quarter to the Northeast corner of said Southwest quarter of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 30;

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

thence Westerly along the South line of said Southwest quarter to said East line of the West 25 feet of said Southwest quarter of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 30;

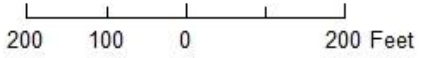
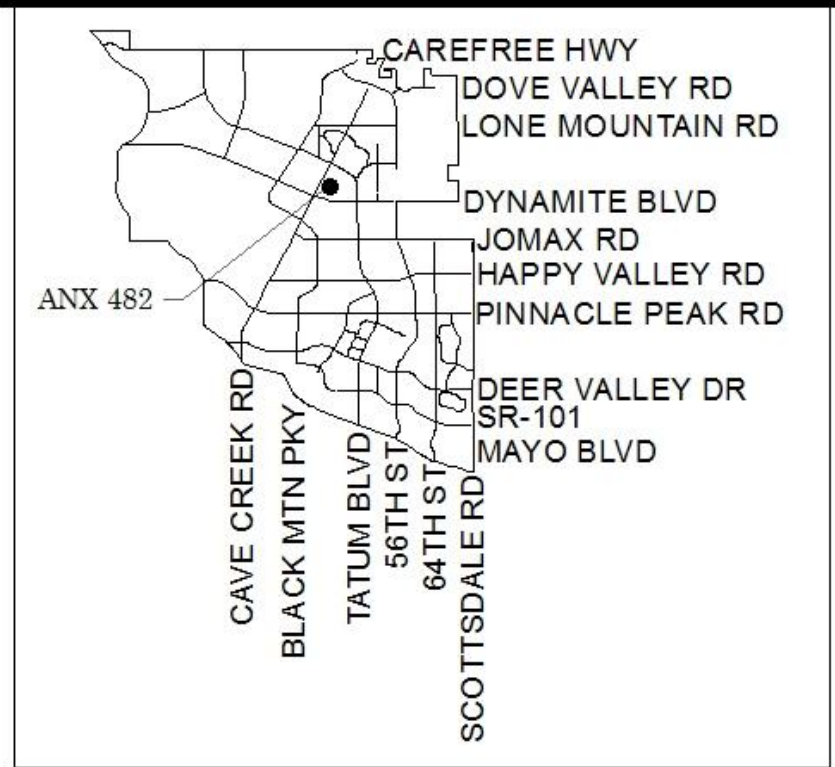
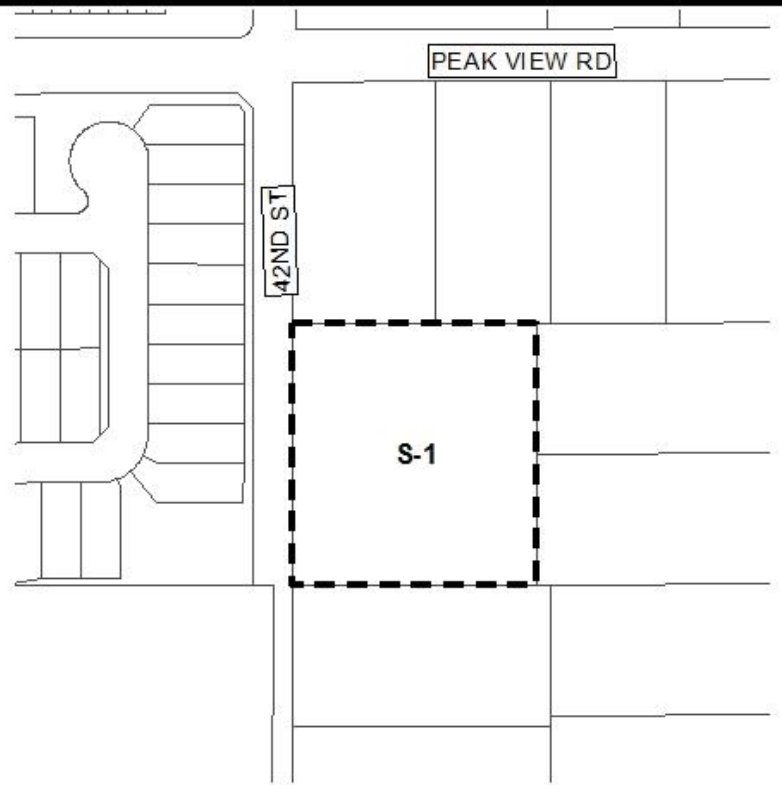
thence Northerly along said East line of the West 25 feet to the North line of said Southwest quarter of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 30, being also the city limits line and the POINT OF BEGINNING.

ORDINANCE LOCATION MAP

ATTACHMENT B

ZONING SUBJECT TO STIPULATIONS:
SUBJECT AREA: - - - - -

Zoning Case Number: ANX 482
Zoning Overlay: N/A
Planning Village: Deer Valley



NOT TO SCALE



Drawn Date: 12/12/2016