

Z 94-35A.2

PLANNED AREA DEVELOPMENT

Bell Freeway Commercial Park

(Southwest Corner of Bell Road and the Agua Fria Freeway)

Final Document

May 23, 1997

ATTACHMENT A

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EXHIBITS

- A - Existing Land Use
- B - Preliminary Development Plan
- C - Linear Park Depiction
- D - Linear Park Cross Section
- E - Site Contours
- F - Utility Plan
- G - Legal Description
- H - Conceptual Landscaping Designs

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I. **Introduction**

This Development Guide provides a project overview of the Planned Area Development (P.A.D.) proposed for the properties at the southwest corner of Bell Road and the Agua Fria Freeway. These parcels are bounded on the west by 87th Avenue. This guide is intended to provide the City of Peoria with the information necessary to review and approve the requested P.A.D. zoning for these properties.

II. **Site Conditions**

The subject parcel is vacant and the majority of the site has a gentle slope from north to south. A small portion of the site, along the east boundary, is located within the New River Wash. The site has been graded in the past and contains no significant on-site vegetation. The majority of the surrounding parcels are vacant, with the exception of two car dealerships on the north side of Bell Road. Single family subdivisions are under development adjacent to a portion of the west property line and the south property line of the site. Exhibit A identifies the surrounding land uses.

III. **Site Area**

The P.A.D. area consists of approximately 67.85 acres. The Preliminary Development Plan is attached as Exhibit B. The land uses proposed for this P.A.D. are as follows:

	<u>Use Designation</u>	<u>Area</u>
Parcel A	Commercial/Service/Retail	26.58 acres
Parcel B	Commercial/Service/Retail	6.79 acres
Parcel C	Commercial/Service/Retail	10.28 acres
Parcel D	Commercial/Service/Retail	10.04 acres
Parcel E	Commercial/Service/Retail	10.33 acres
Tracts A & B	Open Space - (New River Wash)	3.83 acres
<hr/>		
Total		67.85 acres

IV. **Land Use Consistency with the City of Peoria Comprehensive Master Plan**

The P.A.D. area is currently designated as Community Commercial in the adopted Comprehensive Master Plan. The uses proposed for this PAD conform

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with this Master Plan designation. The allocation of land uses, expressed as a percentage of the area (in acres) will be as follows:

Land Use Allocation

<u>Use</u>	<u>Percent of Total Area</u>	<u>Area (Gross)</u>
Commercial/Service/Retail	89.3%	60.58 acres
Dedicated Open Space	5.6%	3.83 acres
Roadways	5.1%	3.44 acres
<hr/> Total	<hr/> 100.0%	<hr/> 67.85 acres

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V. Use Descriptions

TABLE OF PERMITTED LAND USES					
Land Use	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E
1. Hotel/motel	x	x	x	x	x
2. Principal uses permitted in C-2 zoning district	x	x	x	x	x
3. Light manufacturing or assembly of finished or semi-finished products indoor, subject to obtaining a Conditional Use permit			x	x	x
4. Warehousing as an accessory use (not to cover more than 80% of the gross floor area) subject to obtaining a Conditional Use permit			x		
5. Warehousing as an accessory use (not to cover more than 80% of the gross floor area)				x	x
6. Day care center				x	x
7. Outdoor sales of nursery stock, lawn furniture and home garden supplies when developed in integral relation to the planned complex and screened from view from any streets or adjacent residential projects			x	x	x
8. Automotive diagnostic and/or service establishments, such as: lubrication facilities; tire repair and/or replacement; and wheel balancing alignment; muffler repair or replacement; brake service repair or replacement; provided: a) No outdoor displays other than of merchandise normally sold from the premises during normal business hours				x	x
9. Indoor and outdoor sales, rental, service and repair of new and used autos, trucks, boats, trailers, recreational vehicles and motorcycles, including typical accessory uses subject to the following: a) Minimum parcel size of 3.0 acres b) Minimum showroom size of 1,200 sq. ft. c) Minimum two service bays (when associated with autos) d) Support facilities (i.e. offices, restrooms, etc.) provided as part of showroom building e) No temporary pre-fab or modular structures	x	x	x	x	x
10. Gasoline service station with a convenience food store	x	x			
11. Research laboratories for scientific research, investigation, testing or experimentation	x	x	x	x	x
12. Mini-warehouse development w/accessory recreational vehicle storage, subject to obtaining a Conditional Use				x	x

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permit					
13. Business, technical or vocational schools			x	x	x
14. Extermination/pest control					x

Prohibited Uses

Billiard halls, cocktail lounges, liquor stores and adult entertainment uses shall be specifically prohibited in this P.A.D.

Open Space

As part of this P.A.D. development, 3.83 acres have been designated as open space. This area is within the New River Wash and will be dedicated to the City of Peoria. Additionally, the banks of the river will be stabilized by the developer along the portion of the New River Channel which abuts this P.A.D. This 3.83 acres alone does not satisfy the Ordinance requirement for 7% open space. One additional acre of open space is still required. The additional open space area needed to satisfy this requirement will be located on the individual development Parcels B, C, D & E.

VI. Phasing

This development has been designed to be implemented as a multi-phased project. The project will be developed in response to market demand. Development of Parcel A is anticipated in 1995, with buildout of PAD completed in 1998. The bike path and associated landscape development shall be installed in conjunction with the New River Bank improvements. The construction phasing of Kelton Lane/84th Avenue, bike path, bank stabilization and the necessary off-site improvements for Bell Road and 87th Avenue shall be determined during the subdivision platting process.

VII. Development Standards

A. Parcels A and B

1. Setbacks

a. Building Setbacks

Bell Road	=	50 ft.
87th Avenue	=	20 ft.
Kelton Lane/84th Avenue	=	20 ft.
Interior Property Lines	=	20 ft.
Exterior Property Lines	=	20 ft.

b. Landscape Setbacks

Bell Road	=	10 ft.
87th Avenue	=	20 ft.
Kelton Lane/84th Avenue	=	15 ft.
Interior Property Lines	=	8 ft.

2. Building Heights

No building on Parcel A shall exceed the height of 35', excluding parapets or architectural embellishments which shall not be higher than 5' above the roofline. The hotel development on Parcel B may not exceed 52'. Any other commercial uses on Parcel B will not exceed 35' in height, excluding parapets or architectural embellishments which shall not be higher than 5' above the roofline.

B. Parcels C, D and E

1. Setbacks:

a. Building Setbacks:	Kelton Lane	=	25 ft.
	87th Avenue	=	25 ft.
	Interior Lot Lines	=	25 ft.
	South Property Line	=	65 ft.

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- b. Landscape Setbacks:
 - Kelton Lane = 25 ft.
 - 87th Avenue = 25 ft.
 - Interior Lot Lines = 8 ft.
 - South Property Line = 30 ft.

- c. Parking Canopy Setbacks:
 - Street Frontage = 50 ft.
 - Interior Lot Lines = 10 ft.
 - South Property Line = 30 ft.

2. Maximum Building Height

Building height shall not exceed a height of 25' within 65" of the south property line. The height may increase 1' in height for each 3' of additional setback to a maximum height of 35'.

3. Loading and Delivery Areas

Loading areas, refuse containers, and delivery areas shall be located and arranged to have a minimal impact on adjoining residential areas, as determined during the Site Plan Approval process. All truck loading spaces shall be screened with a minimum 8 foot masonry wall.

C. General Development Standards

These General Development Standards apply to all parcels within the Planned Area Development. Unless otherwise noted, all development shall comply with City of Peoria Ordinances, policies and standards.

1. Fences and Walls

Fences and walls shall be provided in accordance with the applicable City Codes. If the existing wall on the south side of parcels C, D and E can structurally accommodate an additional two feet of block, then said existing wall shall be increased to eight (8) feet. The perimeter walls along the south property lines of Parcels C, D and E, and along 87th Avenue will be treated with stucco or constructed of decorative masonry block.

2. Landscaping

Landscaping shall be provided in accordance with Article 14-35 of Peoria City Code, with the following exception for Parcel A: Landscape areas shall be provided on Parcel A in an amount equal to or greater than sixteen (16) percent of the net site area with an

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increase in the number of shrubs by 30% as provided by Section 14-35-4.B.1.

Exhibits H-1 and H-2 are conceptual landscape treatments for the south property lines of Parcels C, D and E and 87th Avenue.

The special emphasis area will focus on making a landscape statement consistent with the theme evident at other developments of like business on the Bell Road frontage. The added landscape emphasis on these highlighted corners will include display pad, additional landscape, and added lighting for special emphasis, all consistent with City of Peoria landscape planning.

There shall be a minimum 30' landscape buffer provided along the south property lines of Parcels C, D and E, which will be maintained by the property owner. The future landscape strip on the southern edge of the PAD will consist of the following size and spacing of plants. Installation of the landscaped strip on the south property line of Parcels C, D and E will occur on a lot by lot basis. The landscaping will be installed on each lot in conjunction with development of that lot.

- a. 24 inch Box Trees will be placed 20 feet on center.
- b. 36 inch Box Trees will be placed 45 feet on center.

Additionally, 24 inch Box Trees, 30 feet on center, will be placed adjacent to all two-story buildings on Parcels C, D and E which are constructed along the north boundary of the Estes Home subdivision.

The landscaping for the entire P.A.D. will have an integrated design theme. This design theme will be carried through the site by the incorporation of "theme trees". The primary theme tree is the Colorado Blue Mesquite. These trees will be installed along the street frontages with other low water use, xeriscape trees chosen from the following: Palo Verde, Palo Brea, Chilean Mesquite and Desert Acacia.

A portion of this area will be improved by the developer with a bicycle/pedestrian path along the upper bank of the river. This bike path will consist of an 8' wide asphalt riding surface accented by shade trees, consistent with the desert tree theme of the P.A.D.,

ATTACHMENT A

and several concrete park benches. These trees will be spaced at approximately 45' on center or in equivalent groupings. Five shrubs per tree will be provided in this area to complement the bike/pedestrian path environment. An exhibit identifying a plan view of the bicycle path is attached as Exhibit C. Exhibit "D" is a typical cross section of the bicycle pedestrian path.

3. Parking

Parking shall be provided in accordance with Article 14-23 of the Peoria City Code.

4. Refuse Collection Areas

All refuse collection areas shall be visually screened in an architecturally compatible manner so that materials stored within these areas shall not be visible from the streets and adjacent property.

5. Mechanical Equipment

- a. When mechanical equipment is ground-mounted in a location visible from adjacent streets or properties, it must be screened by landscaping or a wall that is compatible with the finish and texture of the building served.
- b. When mechanical equipment is roof-mounted, it must be screened from view of the public right-of-way and adjacent property by a screen wall, parapet, or other visual screen that is compatible with the building's architectural style.

6. Maintenance

- a. All structures on the project sites shall be maintained by the respective owners in a neat and orderly manner.
- b. All permitted signs will be maintained in a neat and orderly manner.

7. Telephone, Cable Television and Electrical Service

All "on-site" telephone, cable television, and electrical lines will be placed underground.

8. Water

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Water service to the site is available from the City of Peoria.

9. Sewer

Sewer service to the site is available from the City of Peoria.

10. Public Improvements

Improvements for streets, utilities, services and public facilities shall comply with the existing City requirements.

The site currently has street frontage on Bell Road and 87th Avenue. As part of the development of this P.A.D., an internal street will be constructed, which will connect Bell Road to 87th Avenue and provide access to the interior parcels. It is the intent of the developer to work with the City of Peoria to obtain a traffic signal for the intersection of Bell Road and 84th Avenue.

11. Lighting

- a. Exterior lot lighting shall be by fixtures which are fully shielded from adjacent streets and residential areas. Fixtures to be mounted at top of pole with no intermediate flood lighting placed on poles. Maximum fixture height on Parcels A and B to be twenty-five (25) feet above finish grade. Maximum fixture height on Parcels C, D and E shall be sixteen (16) feet in height.
- b. When ground mounted floor lighting is used, they shall be shielded by landscaping and/or architectural elements.

VIII. Architectural Style/Materials

Because specific users have not been identified for these parcels, it is not possible to commit to a specific architectural style. Due to the nature of the businesses expected to be attracted to this site, we believe the buildings on these parcels will be designed as contemporary structures. However, as described in Section V, this P.A.D. will achieve a cohesive integration through a consistent landscape theme on all parcels. Each building visible to the public will reflect materials and construction techniques in a contemporary manner using materials, color and other architectural treatments to create visual unity, continuity and an identifiable character. The buildings developed on the parcels shall be architecturally compatible with the other commercial buildings.

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A. Architectural Finish Materials

1. Walls

- ◆ Cement Plaster or one coat stucco system
- ◆ Concrete Block
- ◆ Ceramic or Clay Tile
- ◆ Glass/Aluminum - storefronts or curtain walls
- ◆ Concrete - precast or cast-in place
- ◆ Glass Block
- ◆ Architectural Metal - grilles or trim
- ◆ Granite, marble or other natural stone

2. Roofs

- ◆ Clay Tile
- ◆ Concrete Tile
- ◆ Architectural Metal
- ◆ Composite or single ply flat roofing

B. Colors

Colors should be used to create visual harmony within the project site. Appropriate colors should include, but not be limited to:

- ◆ Desert hues and other earth tones including medium and light brown, cream and tan
- ◆ Muted shades of blue, mauve, lavender
- ◆ Off-white, light gray

Reds and oranges appearing in brick utilized in buildings or in roof tiles

C. Materials

All south elevations for buildings on Parcels C, D and E shall be architecturally finished with identical material, colors, and architectural treatment as other elevations of the buildings.

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IX. Signage

Signage shall follow the City of Peoria Sign Ordinance Article 14-34, except as noted below:

Parcel A shall be permitted additional tenant identification signage according to the following table:

<u>Type</u>	<u>Maximum Allowed</u>	<u>Maximum Area</u>	<u>Maximum Height</u>
Freestanding Ground Signs	2	100 sq. ft each	12'

Additional signage for tenant identification shall be permitted on Parcel B according to the following table:

<u>TYPE</u>	<u>MAXIMUM ALLOWED</u>	<u>NO. OF PARCELS PER SIGN</u>	<u>MAXIMUM AREA PER TENANT</u>	<u>MAXIMUM HEIGHT</u>
Freestanding Tenant Identification Ground Signs	1	3	100 sq. ft.	45 feet ****
Center Identification Freestanding Monument Sign	1	5	3 sq. ft.	6'
Wall Mount	4	--	182 sq. ft.* 280 sq. ft.**	45 feet.***

* Restaurant user

** Hotel user

*** Maximum letter height: 7 feet

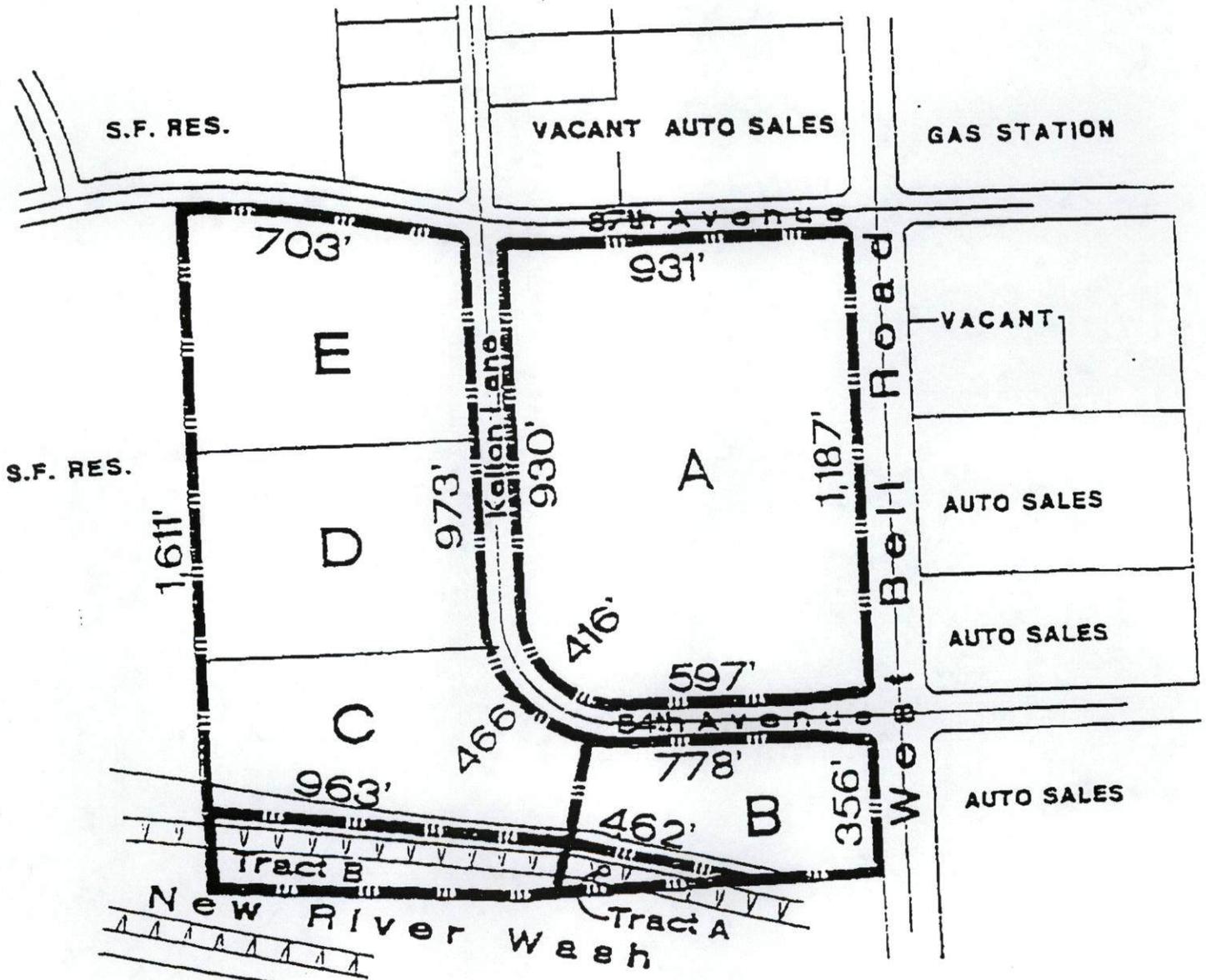
**** Additional 3 feet allow for architectural embellishment

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Freeway Identification Sign - Additional Requirements

1. All such signs shall be allowed an extra 3 ft. in height for architectural embellishments where architectural embellishments are defined as elements of a sign incorporating architectural features of the associated building or development. Embellishments shall not include any feature, figure or emblem conveying a commercial message and may not constitute more than 20% of the sign area.
2. Multi-tenant freeway monument signs shall be allowed an extra 20% of sign area for identification of the center/complex.
3. Such signs shall be internally illuminated.
4. Such signs shall identify the name of the business, the center/complex, or the place for which the sign is intended. Such signs shall not include any advertising copy.
5. All such signs shall require a landscaped area equal to one (1) square foot of landscaping for one square foot of sign area and shall be located around the base of the sign.
6. All such signs shall be required to provide an architecturally enhanced treatment for the sign base, pole and supports compatible with the individual business or the complex/center. Pole covers and sign bases shall be a minimum of 25% of the full sign width.
7. The height of all Freeway Monument Signs shall be measured as the vertical distance from the finished grade of the site to the highest point of the sign structure.
8. An architectural element shall be added to the top of the sign. Said element shall be complimentary to an architectural element of the Budgetel building.

ATTACHMENT A

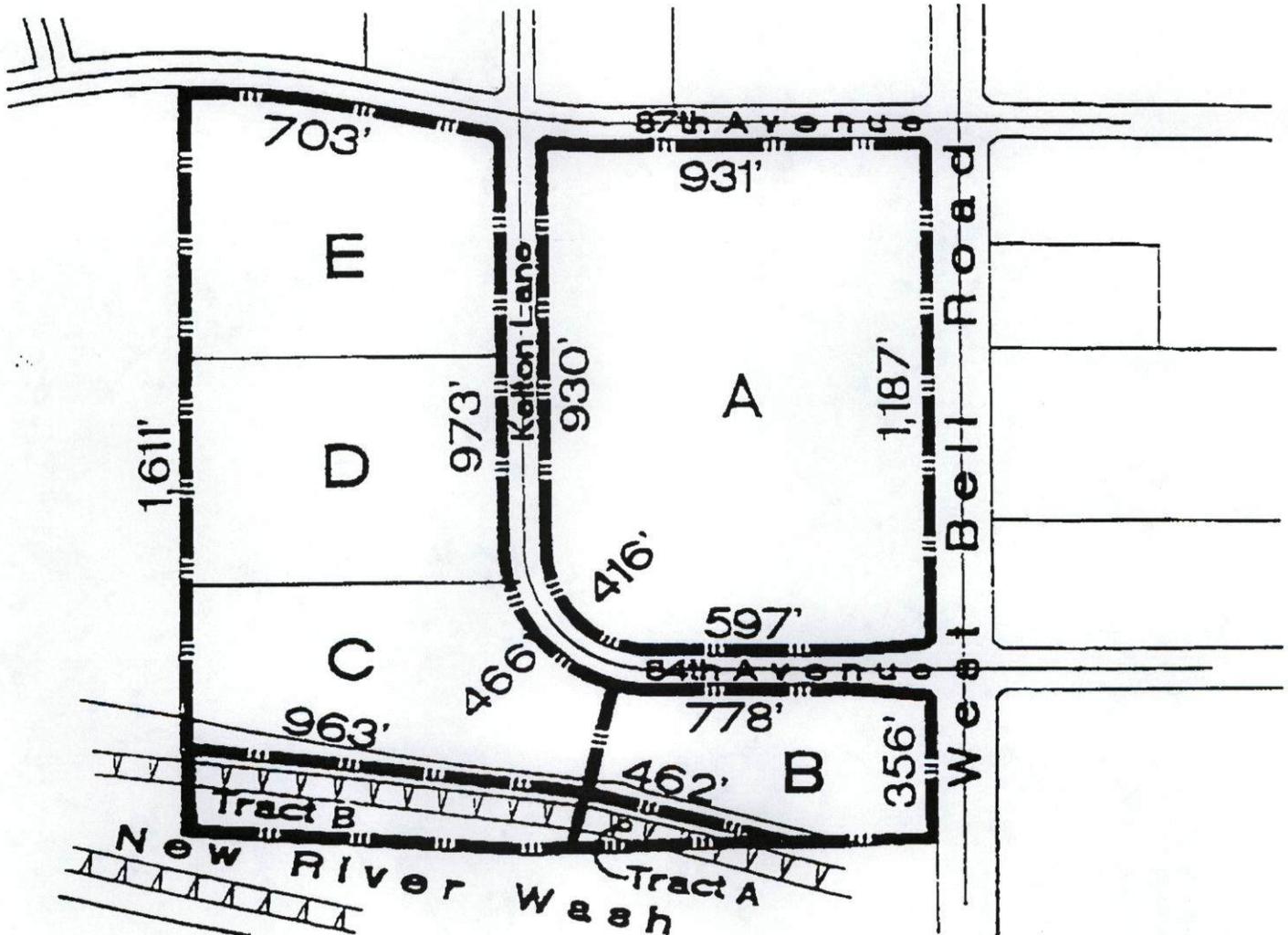


EXISTING LAND USE

EXHIBIT A

ATTACHMENT A

	<u>Use Designation</u>	<u>Area</u>
Parcel A	Commercial/Service/Retail	26.58 acres
Parcel B	Commercial/Service/Retail	6.79 acres
Parcel C	Commercial/Service/Retail	10.28 acres
Parcel D	Commercial/Service/Retail	10.04 acres
Parcel E	Commercial/Service/Retail	10.33 acres
Tracts A & B	Open Space - (New River Wash)	3.83 acres
Total		67.85 acres



**LAND USE CHART and
PRELIMINARY DEVELOPMENT PLAN
EXHIBIT B**

ATTACHMENT A

PARK TREES:

INSTALLED by DEVELOPER
DEDICATED to CITY of PEORIA

PARK TREES:

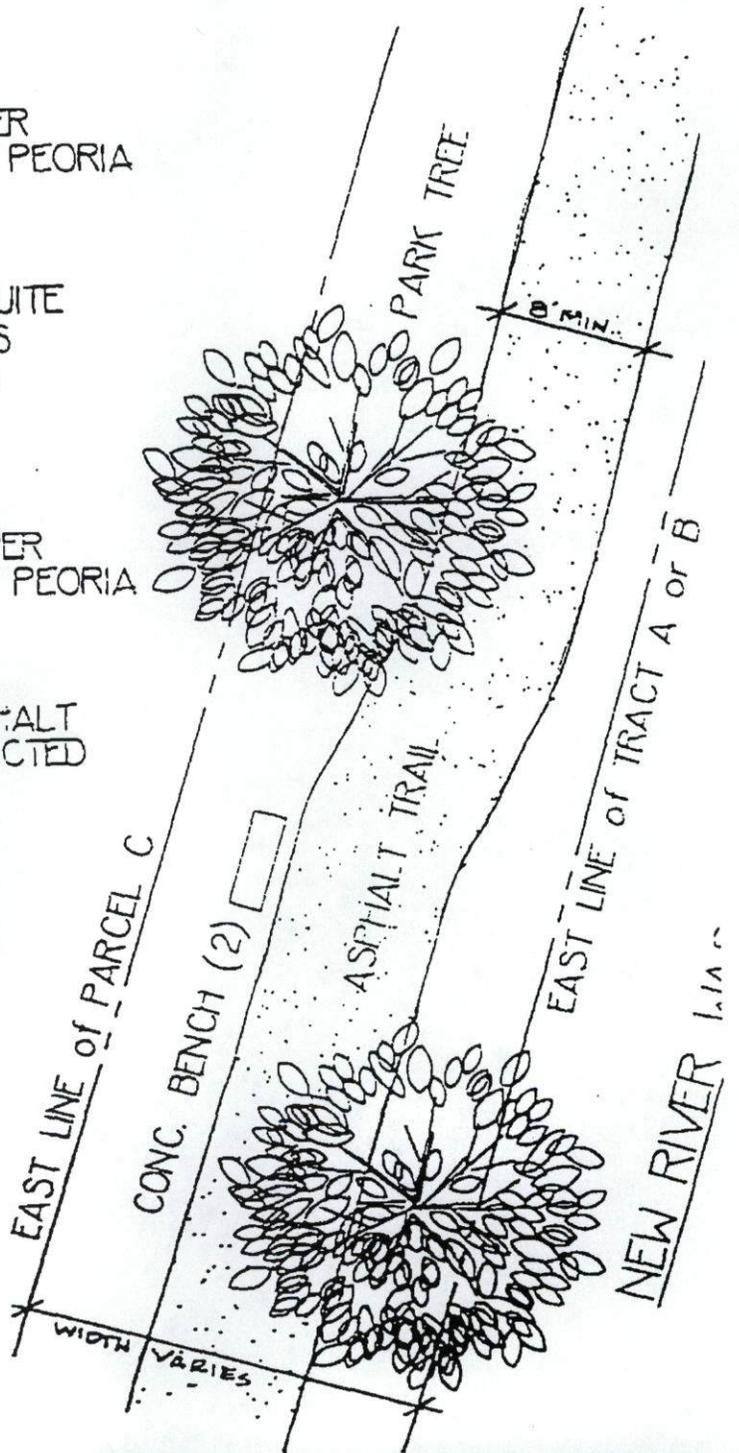
COLORADO BLUE MESQUITE
12 - 24" BOX TREES
24 - 15 GAL TREES

IRRIGATION SYSTEM:

METER and LINES
INSTALLED BY DEVELOPER
DEDICATED to CITY of PEORIA

BIKE/TRAIL PATH:

EIGHT FOOT (8') ASPHALT
SURFACE over COMPACTED
ABC BASE



TWENTY FOOT LINEAR PARK

EXHIBIT C

ATTACHMENT A

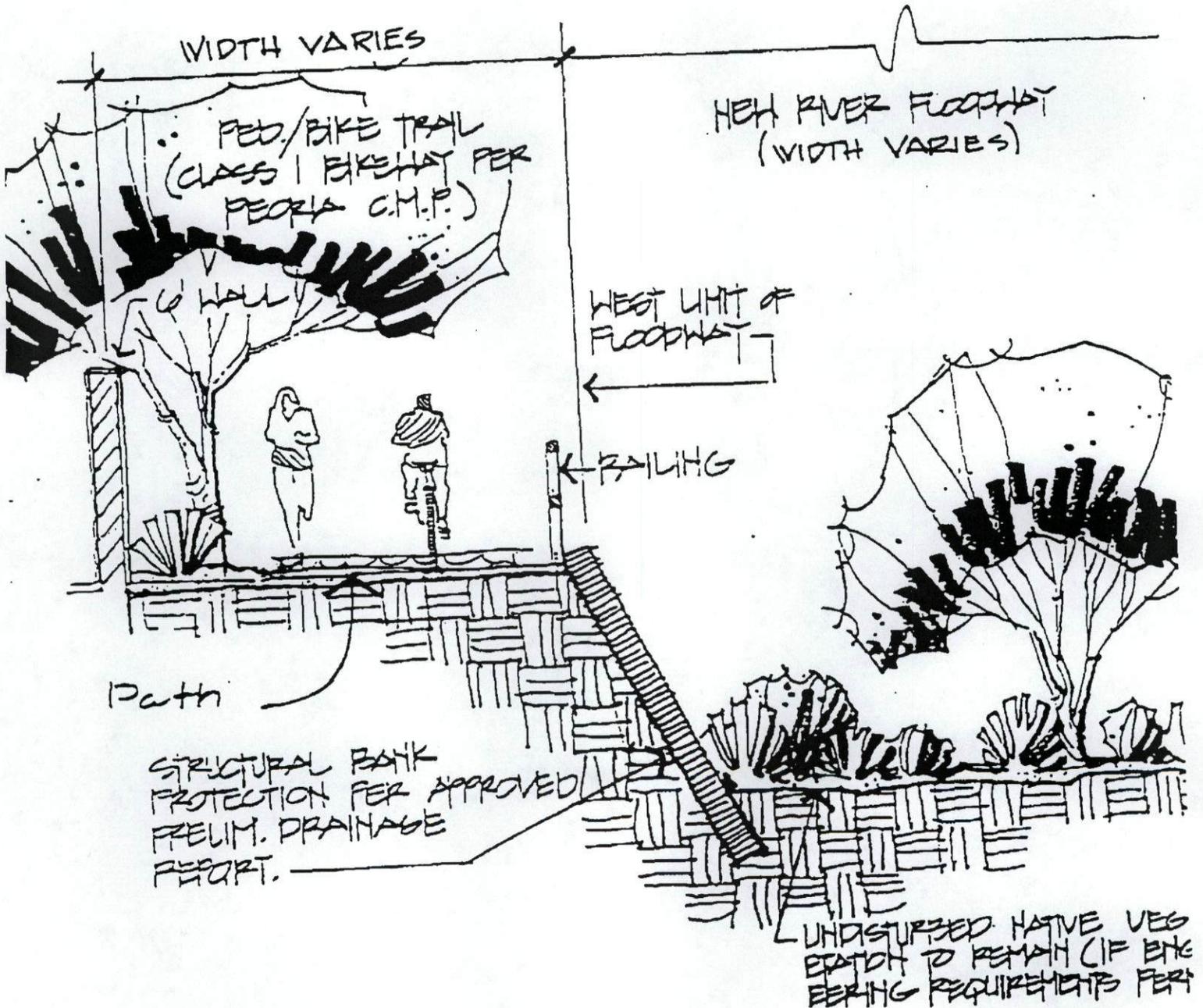
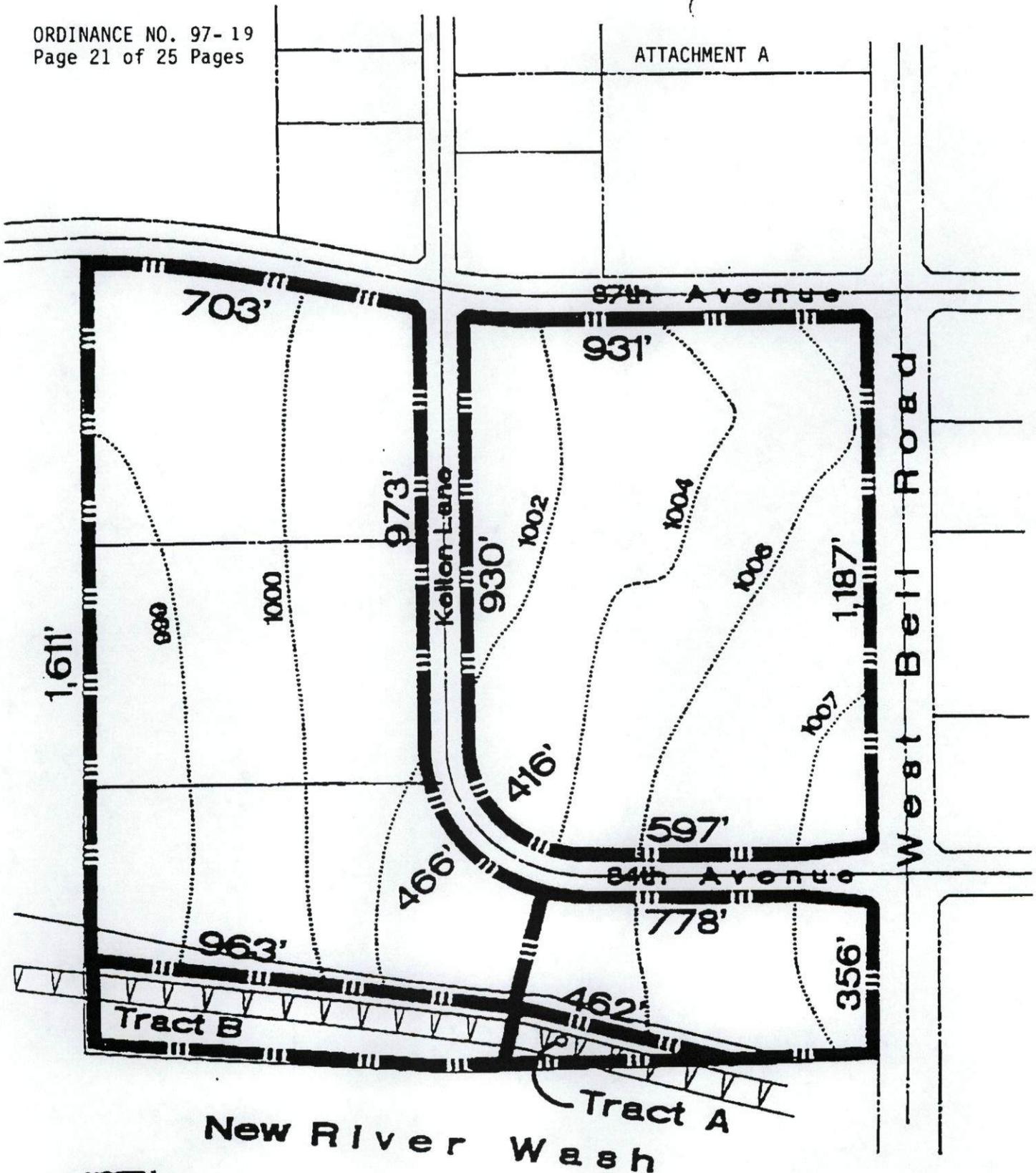


EXHIBIT D



NORTH

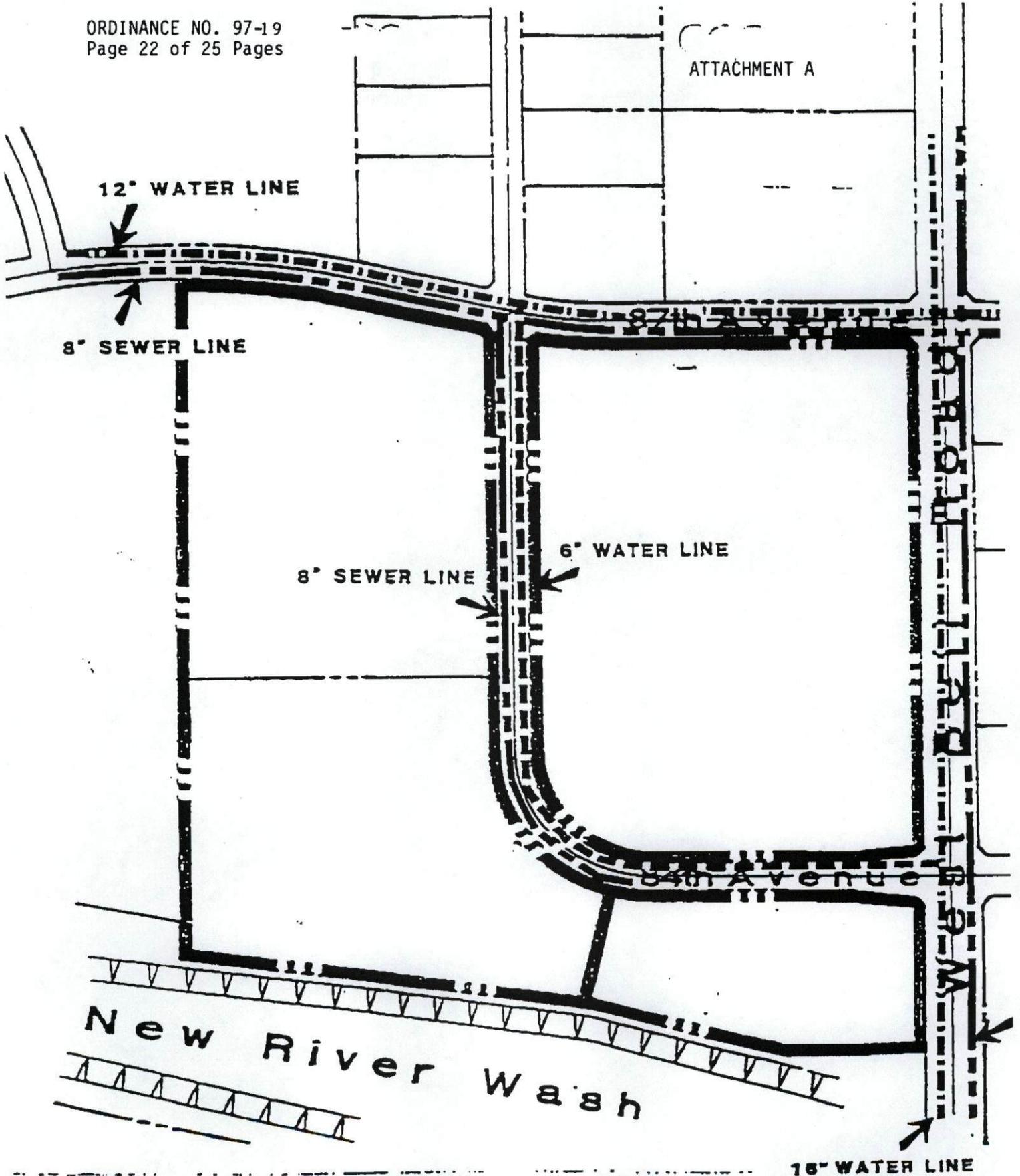


1" = 300'

NOTE: A portion
of this site is within
the 100 year flood
plain

OVERALL SITE CONTOURS

ATTACHMENT A



UTILITY PLAN

EXHIBIT F

ATTACHMENT A

RANDY DELBRIDGE SURVEYING SERVICES, INC.
Registered Land Surveyor

6630 North 47th Avenue
Glendale, Arizona
(602) 936-9007 Fax (602) 936-9008

DESCRIPTION
OF
GROSS PARCEL

November 9, 1994

Job No. 940306

The following description is based on an ALTA Survey prepared by Coe & Van Loo, Job No. 92 0058 01, dated 8/17/92 using for a basis of bearing the monument line of Bell Road which is also the North line of the Northeast quarter of Section 3, Township 3 North, Range 1 East having a bearing of North 90 degrees 00 minutes 00 seconds East.

Being a portion of the Northeast quarter of Section 3, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the North quarter corner of said Section 3, said point being at the intersection of 87th Avenue and Bell Road;

THENCE along the centerline of Bell Road, also being the North line of said Northeast quarter, South 90 degrees 00 minutes 00 seconds East 1749.07 feet;

THENCE South 01 degrees 45 minutes 51 seconds East 1000.59 feet;

THENCE South 04 degrees 18 minutes 34 seconds West, 759.18 feet;

THENCE North 89 degrees 27 minutes 02 seconds West 1861.14 feet to a point on the monument line of 87th Avenue, said point being on a non-tangent curve, the center point of which bears South 88 degrees 34 minutes 37 seconds East 1750.00 distant therefrom;

THENCE along the arc of said curve through a central angle of 10 degrees 04 minutes 09 seconds, an arc distance of 300.52 feet;

THENCE North 11 degrees 31 minutes 46 seconds East 456.00 feet to a point marking the beginning of a tangent curve to the left having a radius 1000.00 feet;

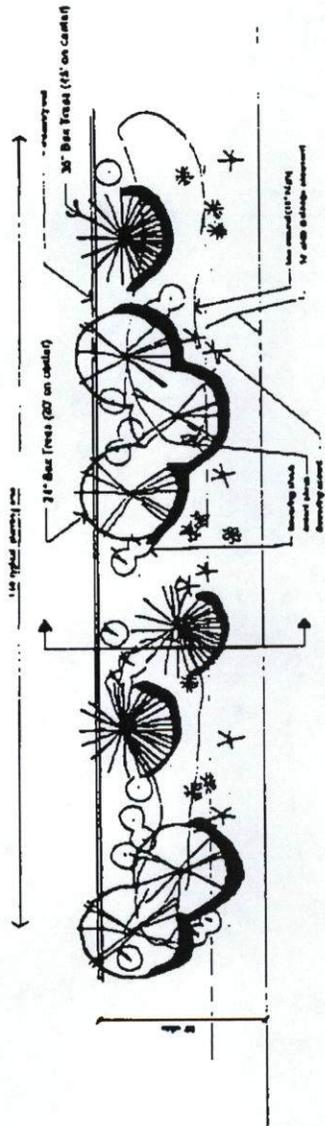
THENCE along the arc of said curve through a central angle of 11 degrees 56 minutes 21 seconds an arc distance of 208.38 feet;

THENCE North 00 degrees 25 minutes 10 seconds West 779.67 feet to the POINT OF BEGINNING.

Comprising 72.0060 acres, more or less, subject to all easements of record.

EXHIBIT G





PLAN VIEW 1" = 30' OR



SECTION 1/4" = 1' OR

NOTE:
 ALL LANDSCAPING TO BE COMPLETED BY FEBRUARY 1, 2002.
 ALL PLANTS TO BE INSTALLED USING AN APPROPRIATE IRRIGATION SYSTEM.
 ALL PLANTS TO BE INSTALLED BY THE CONTRACTOR AT THE CITY OF PEORIA'S EXPENSE.

EXHIBIT H-2
SOUTH PROPERTY LINE
LANDSCAPE TREATMENT
CONCEPTUAL LANDSCAPE EXHIBIT
 S.E.C. OF BELL ROAD & 87TH AVENUE
 PEORIA, ARIZONA

15 SEPTEMBER 1997
 BY: J. J. GARDNER



Community Development Department

PLANNING DIVISION

Case Summary

DATE: January 14, 2004
SUBJECT: Z94-35A.3 Minor P.A.D. Amendment
Bell Freeway Commercial Park P.A.D.
PLANNER: Tim B. Bolton

Pest control
allowed in
Parcel "E"
per amendment
Z94-35A.3

1. **APPLICANT:** Mike Carroll (representing Jackson Shaw Company)
2. **REQUEST:** The applicant is proposing to amend the Bell Freeway Commercial Park P.A.D. to allow an extermination/pest control operation as a permitted principal use. (Exhibit A).
3. **LOCATION:** Bell Freeway Commercial Park – Parcel E.
4. **ZONING:** Planned Area Development (P.A.D.)
5. **OPPOSITION:** None
6. **BACKGROUND**

The Bell Freeway Commercial Park occupies sixty-seven plus acres of land generally located at the SWC of Loop 101 and Bell Road. This commercial park is divided into five parcels identified as A, B, C, D, and E.

The commercial park permits a number of uses ranging from hotel/motels, mini-storage, and day care to light manufacturing. However, the P.A.D.'s standards and guidelines report does not include an extermination/pest control operation as an allowed use.

7. SECTION 14-33-4

Permits changes to the Final Development Plan to be processed as Minor Amendments provided the proposal does not include and one of the seven noticeable impacts identified in subsection D of 14-33-4.

8. RECOMMENDATION

Staff is recommending approval based on the following findings:

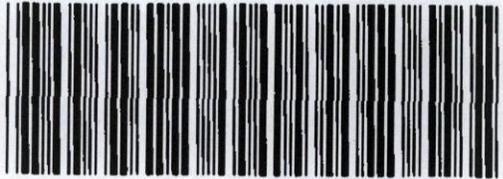
1. The extermination/pest control service is conducive to the permitted

Z94-35A.3 P.A.D. Amendment
Bell Freeway Commercial Park
January 14, 2003

- uses in Parcel E;
2. the proposed Minor P.A.D. Amendment is the minimum modification necessary to implement the use; and
 3. the requested modification will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general.

- Minor P.A.D. Amendment*
- APPROVE** Design Review Waiver *[Signature]* 1-21-04
- DENY** Design Review Waiver _____

4/4



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

97-0396123 06/12/97 02:57

TONY 4 OF 4

**RETURN TO: CITY CLERK
8401 W. MONROE ST.
PEORIA, AZ 85345**

ORDINANCE NO. 97-19

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA AMENDING ORDINANCE NO. 95-73 TO PROVIDE FOR AN AMENDMENT TO THE PLANNED AREA DEVELOPMENT STANDARDS AND GUIDELINES REPORT; AND PROVIDING FOR ALL OTHER PROVISIONS OF ORDINANCE NO. 95-73 TO REMAIN IN FULL FORCE AND EFFECT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Peoria Planning and Zoning Commission held a public hearing in zoning case Z 94-35A.2 on May 1, 1997 in the manner prescribed by law for the purpose of considering amendments to Planned Area Development Standards and Guidelines Report as provided in Article 14-33 of Chapter 14 of the Peoria City Code (1977 edition); and

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 Daily News-Sun on April 16, 1997; and

WHEREAS, the Mayor and Council of the City of Peoria, Arizona held a public hearing in zoning case Z 94-35A.2 on June 3, 1997 in the manner prescribed by law for the purpose of considering amendment to the Planning Area Development Standards and Guidelines Report, and the Mayor and Council of the City of Peoria, Arizona desire to accept the recommendation of the Planning and Zoning Commission and approve amendments to the Planned Area Development Standards and Guidelines Report.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona that:

SECTION 1. Section 2 of Ordinance No. 95-73 be amended to provide for adoption of the Planned Area Development Standards dated May 23, 1997 as shown on Attachment A of this Ordinance.

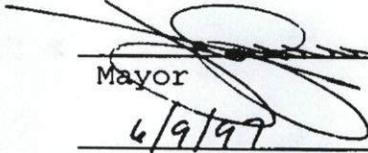
Section 2. All other provisions of Ordinance No. 95-73 shall remain in full force and effect.

Section 3. Effective Date. This Ordinance shall become effective at the time and manner prescribed by law.

4705-100

ORDINANCE NO. 97-19
Page 2 of 25 Pages

PASSED AND ADOPTED by the Mayor and Council of the City
of Peoria, Arizona this 3rd day of June, 1997.



Mayor
6/9/97

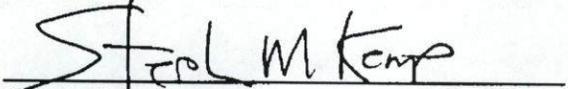
Date Signed

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney

Published in: Daily News-Sun Pub. Dates: 6/6 & 6/10/97

Effective: 7/9/97

ATTACHMENT "A"
PAGES 3 THROUGH 25
ARE ON FILE IN THE
CITY OF PEORIA
CITY CLERK'S OFFICE