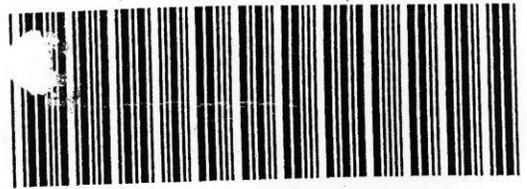


299.05



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

99-1040460 11/15/99 02:19

JOANH 1 OF 4

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

ORDINANCE NO. 99-103

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA CONDITIONALLY REZONING PROPERTY FROM INTERMEDIATE COMMERCIAL (C-2), SINGLE-FAMILY RESIDENTIAL (R1-18) AND RESIDENTIAL MULTI-FAMILY (RM-1) ZONING DISTRICTS TO - PLANNED AREA DEVELOPMENT (P.A.D.) ZONING DISTRICT AND CONDITIONALLY AMENDING THE ZONING MAP TO PROVIDE FOR THE CHANGE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Peoria Planning and Zoning Commission held a public hearing in zoning case Z 99-05 on July 15, 1999 in the manner prescribed by law for the purpose of considering an amendment to the district boundaries of property within the City of Peoria, Arizona to provide for rezoning of property as described herein from Intermediate Commercial (C-2), Single-family Residential (R1-18) and Residential Multi-family (RM-1) zoning districts to Planned Area Development (P.A.D.) zoning district as provided for in Article 14-33 of Chapter 14 of the Peoria City Code; 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 Peoria Times on May 28, 1999; and

WHEREAS, the City of Peoria Planning and Zoning Commission, has recommended to the Mayor and the Council of the City of Peoria, Arizona the rezoning of the property as aforesaid.

WHEREAS, The Mayor and Council of the City of Peoria, Arizona held a Public Hearing in zoning case Z 99-05 on September 21, 1999, in the manner as prescribed by law and desires to conditionally rezone the property as aforesaid, described herein and depicted on Exhibit A.

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 Peoria Times on August 3, 1999; and

ORDINANCE NO. 99- 103
Page NO. 2 OF 3 Pages

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

SECTION 1. A parcel of land in Maricopa County, Arizona, as depicted in Exhibit A and more accurately described as follows:

The North 870.35 feet of the Northeast Quarter of the Northeast Quarter of Section 11, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

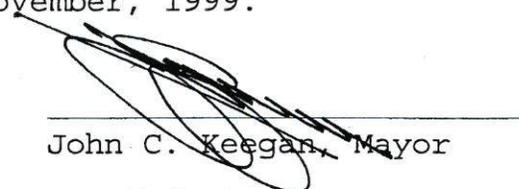
is hereby conditionally rezoned from Intermediate Commercial (C-2), Single-family Residential (R1-18) and Residential Multi-family (RM-1) zoning districts to Planned Area Development (P.A.D.) zoning district, subject to the following conditions:

1. A minimum of 100 ft. for the purposes of landscape, retention and / or parking shall be provided along the southern property line of the proposed C-2 zoning portion.

SECTION 2. Amendment of Zoning Map. The City of Peoria zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

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

PASSED AND ADOPTED by the Mayor and Council for the City of Peoria, Arizona, this 2nd day of November, 1999.



John C. Keegan, Mayor

11-8-99

Date Signed





Janice L. Graziano, City Clerk

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Page NO. 3 OF 3 Pages

APPROVED AS TO FORM:


for Stephen M. Kemp, City Attorney

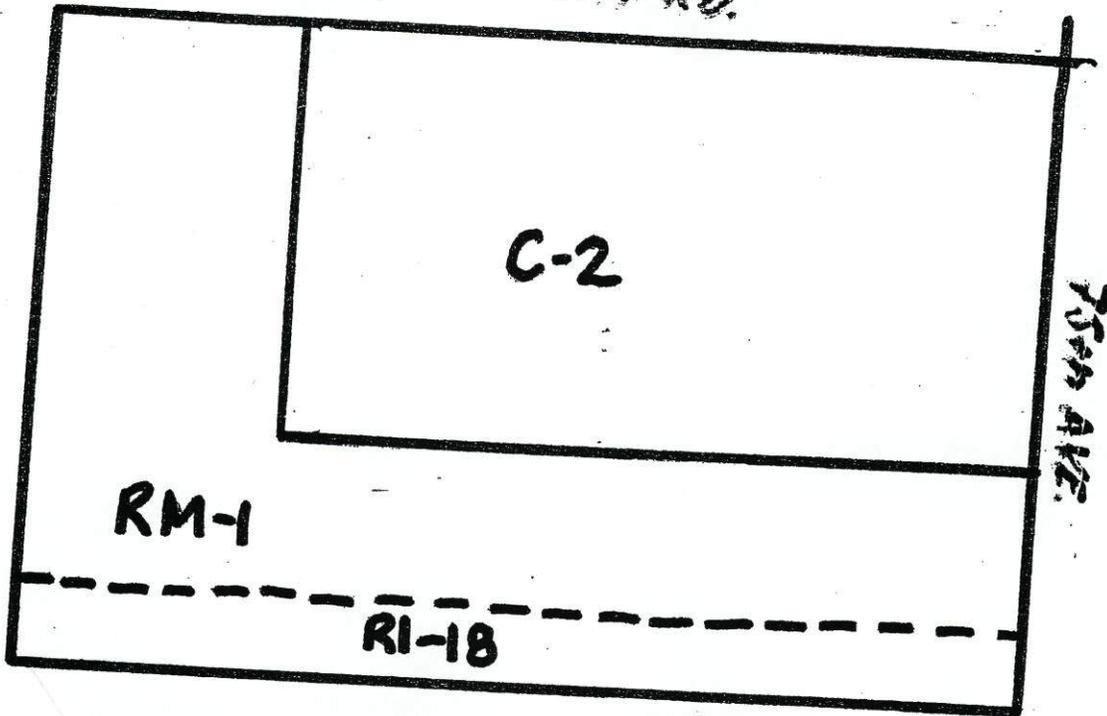
Published in: Peoria Times Pub. Dates: 11/5 & 11/12/99
Effective Date: 12-9-99

ORDINANCE NO. 99- 103
Exhibit A

EXHIBIT "A"
IS ON FILE IN THE
CITY OF PEORIA
CITY CLERK'S OFFICE

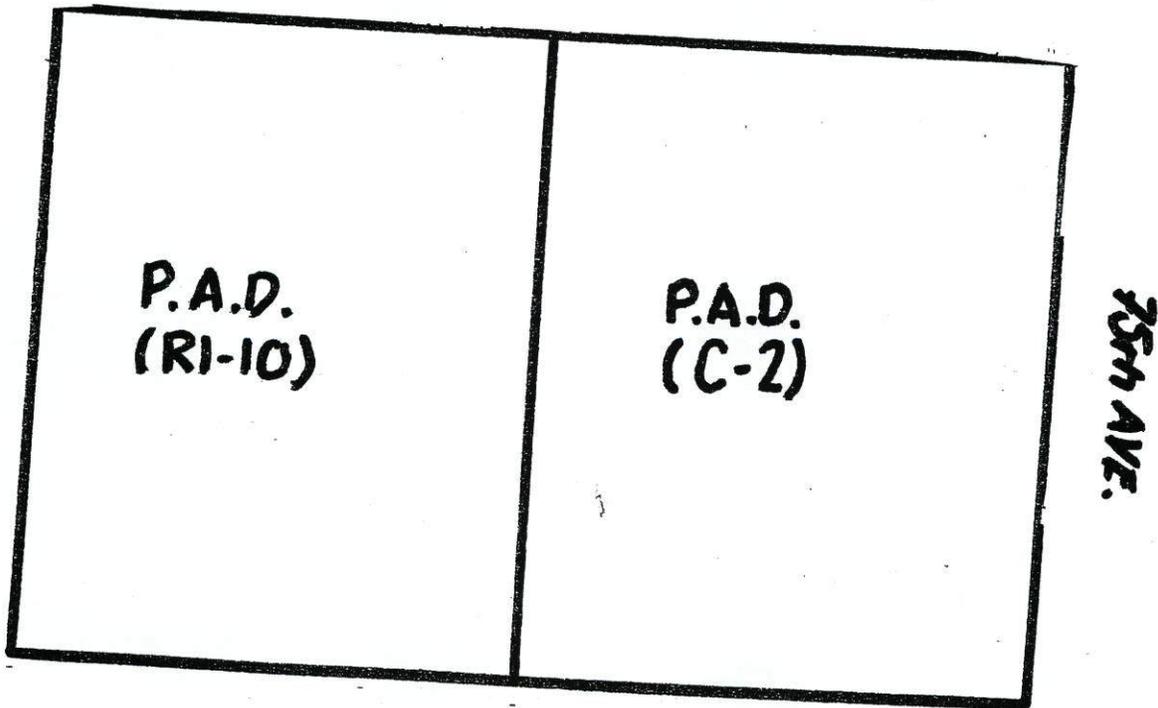
GREENWAY RD.

Ordinance No. 99-103



EXISTING CONFIGURATION

GREENWAY RD.



PROPOSED CONFIGURATION