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When recorded mail to:

City of Goodyear
City Clerk's Office
1900 N. Civic Square
Goodyear AZ 85395

ORDINANCE NO. 2025-1637

CONDITIONALLY REZONING APPROXIMATELY 17.55 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF MONTE VISTA ROAD AND PEBBLECREEK PARKWAY FROM THE PALM VALLEY PHASE VIII PLANNED AREA DEVELOPMENT (PAD) TO THE PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT WITH AN UNDERLYING ZONING DISTRICT OF MULTI-FAMILY (MF-24) WITH A PAD OVERLAY; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR.

DO NOT REMOVE

This is part of the official document

ORDINANCE NO. 2025-1637

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 17.55 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF MONTE VISTA ROAD AND PEBBLECREEK PARKWAY FROM THE PALM VALLEY PHASE VIII PLANNED AREA DEVELOPMENT (PAD) TO THE PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT WITH AN UNDERLYING ZONING DISTRICT OF MULTI-FAMILY (MF-24) WITH A PAD OVERLAY; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR.

WHEREAS, on May 9, 2005, the City Council adopted Ordinance No. 2005-940 rezoning approximately 562 acres from the Preliminary Planned Area Development Mixed Uses District to the Final Planned Area Development District for the Palm Valley Phase VIII PAD, which designated the Subject Property (or the "Property") as High Density Residential MF 1-18 (UR/H) as amended by the PAD; and

WHEREAS, the Property consists of 17.55 acres on the northwest corner of Monte Vista Road and PebbleCreek Parkway as shown on Supplementary Zoning Map No. 22-06, attached hereto as Exhibit A and legally described in Exhibit B, attached hereto; and

WHEREAS, the land use designation in the Goodyear 2035 General Plan for the Property is Designated as Neighborhoods; and,

WHEREAS, this request is to rezone the 17.55-acre Property to PAD with an underlying zoning of MF-24 with PAD Overlay to allow for the entire Property to develop as Multi-Family with a density no greater than 24 units per acre, subject to the development standards described in the document titled "The Picerne at Palm Valley Development Regulations, MF-24 with PAD Overlay, dated March 2025", attached hereto as Exhibit C; and,

WHEREAS, PAD is a listed zoning district within the Neighborhoods land use category for the Goodyear 2035 General Plan; however, a density of up to 24 units per acre, as typically seen in MF-24, is not a listed zoning district for the Neighborhoods land use category; and

WHEREAS, the area to be zoned PAD with an underlying zoning of MF-24 with a PAD Overlay is less than 19.9 acres and does not require a General Plan Amendment for the increased density; and,

WHEREAS, stipulations of approval and a PAD Overlay have been created to address General Plan conformity within the Neighborhoods land use designation; and,

WHEREAS, City staff finds that the proposed rezoning will not adversely impact the surrounding area as the proposed land uses will allow for the orderly growth and development of a multi-family development; and

WHEREAS, a public notice of a Neighborhood Meeting was provided to property owners within 500 feet of the property on February 2, 2024, and a sign advertising the meeting was posted to the site on February 12, 2024; and

WHEREAS, the Neighborhood Meeting took place in person on February 28, 2024, and was attended by 29 people, where discussion occurred regarding project density and building height,

ingress and egress, parking, landscaping, amenities, traffic impacts, construction timing, and similar topics; and

WHEREAS, a public notice that this rezoning was to be considered and reviewed at a public hearing before the Planning and Zoning Commission on August 13, 2025, appeared in the Arizona Republic West Valley edition on July 25, 2025; postcards were mailed to adjoining owners on July 18, 2025; and the sign on the site was updated on July 28, 2025; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on August 13, 2025; and;

WHEREAS, at that meeting the Planning and Zoning Commission voted (4-2) to recommend approval, subject to the stipulations in the draft ordinance that was presented; and

WHEREAS, a public notice that this rezoning was to be considered and reviewed at a public hearing before the City Council on August 25, 2025 appeared in the Arizona Republic West Valley edition on July 25, 2025; postcards were mailed to adjoining owners on July 18, 2025; and the sign on the site was updated on July 28, 2025; and;

WHEREAS, the Mayor and Council of the City of Goodyear, Arizona find the adoption of this Ordinance to be in the best interests of the public interest, health, comfort, convenience, safety, and general welfare of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DECLARATION OF PUBLIC RECORDS

That certain document titled "Official Supplementary Zoning Map No. 22-06", a copy of which is attached hereto as Exhibit A, is hereby declared a public record and incorporated herein by this reference.

That certain document titled "Picerne at Palm Valley Legal Description", a copy of which is attached hereto as Exhibit B, is hereby declared a public record and incorporated herein by this reference.

That certain document titled "The Picerne at Palm Valley Development Regulations, MF-24 with PAD Overlay, dated March 2025", a copy of which is attached hereto as Exhibit C, is hereby declared a public record and incorporated herein by this reference.

Either three paper copies or one paper copy and one electronic copy maintained in compliance with section A.R.S. 44-7401 of each of the aforementioned documents being declared public records herein are ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

SECTION 2. ADOPTION OF FINDINGS

The clauses set forth above are hereby adopted and incorporated herein by this reference as if fully set forth herein.

SECTION 3. DESCRIPTION OF THE PROPERTY BEING REZONED

This Ordinance No. 2025-1637 applies to that parcel of land in Goodyear, Maricopa County, Arizona, that is approximately 17.55 acres generally located at the northwest corner of Monte Vista Road and PebbleCreek Parkway as legally described in that certain document titled "Picerne at Palm Valley Legal Description", attached hereto as Exhibit B and which is declared a public record and incorporated herein by reference in Section 1 of this Ordinance (the "Property").

SECTION 4. REZONING

The Property is conditionally rezoned from Planned Area Development (PAD) to Planned Area Development (PAD) with an underlying zoning district of Multi-Family (MF-24) with a PAD Overlay.

SECTION 5. CONDITIONS OF REZONING

The rezoning of this Property is subject to the following stipulations and conditions of approval:

1. Approval of the rezoning does not constitute approval of any site plan for development within the Property. All future development will be subject to site plan review and approval by City staff, at which time all elements of site development will be reviewed, including (but not limited to) architecture, landscaping, grading and drainage, lighting, infrastructure, parking, and access and circulation; and
2. Except as modified by the "Picerne at Palm Valley Development Regulations MF-24 PAD Overlay" dated March 2025 or the conditions of approval/stipulations, the development of the Property shall comply with the City of Goodyear Zoning Ordinance applicable to the MF-24 Multi-Family Residential Zoning District; the City of Goodyear Design Guidelines; the City of Goodyear subdivision regulations; the City of Goodyear's Engineering Design Standards and Policies, except as modified by the City Engineer; the Maricopa County Association of Governments standards for public works construction; all Building Codes and Regulations adopted by the City of Goodyear; and all other federal, state, and local laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property; and
3. Ingress at the proposed gated entrance on PebbleCreek Parkway is assumed to be for residents and emergency services only. Should the applicant, developer, or owner of the Property (the "Owner") wish to make ingress available to delivery services and/or guests (with the installation of a keypad or similar device), the site plan will need to demonstrate that adequate queuing capacity exists within the Property to accommodate vehicles waiting at the gate without impeding traffic accessing the multifamily development to the north; and
4. In addition to constructing the infrastructure improvements specifically identified herein, Owner shall construct, at no cost to the City, all

infrastructure improvements required by the City of Goodyear subdivision regulations, all Building Codes and Regulations adopted by City, and Engineering Design Standards and Policy Manual in effect at the time of construction; and

5. Owner shall dedicate, at no cost to City, all rights-of-way and/or easements within the boundaries of the Property that are: (i) needed for construction of infrastructure improvements required for City to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to City subdivision regulations, building codes and regulations, and City EDS&PM; (iii) required for the construction of improvements for which Owner is responsible for making in-lieu payments; (iv) required to be dedicated pursuant to any development agreement with City regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein, and/or (vi) required public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, or guidelines governing the development of the Property including, but not limited to City's subdivision regulations, building codes and regulations, and City's EDS&PM. The rights-of-way to be dedicated shall be dedicated in fee and lien-free and, unless otherwise agreed to by City, free of all other easements or other encumbrances. Unless the timing of the required dedications is modified by any stipulation in this ordinance, the terms of a written development agreement approved by City Council or a written phasing plan approved by City Engineer or their designee, all dedications shall be made prior to or concurrent with recordation of a final plat or approval of a site plan that includes the area in which the dedicated property is located or when requested by City Engineer or his/her designee, whichever is earlier; and
6. No final plat shall be recorded, and/or no construction permits issued until Owner has provided the City with all approvals and/or easements from jurisdictions or parties whose property interests will be impacted by the development contemplated by such final plat and/or construction permit. All required approvals and easements shall be in a form acceptable to the City Engineer or his/her designee; and
7. Right-of-way required to accommodate the proposed deceleration lane on Monte Vista Road shall be conveyed to the City prior to acceptance of infrastructure. Any deviations to the public utility easement stemming from this conveyance shall be reviewed, approved, and recorded prior to acceptance.

SECTION 6. AMENDMENT OF ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning of the Property with the adoption of the document titled "Picerne at Palm Valley Development Regulations MF-24 with PAD Overlay", dated March 2025,

referred to herein by the adoption of Supplementary Zoning Map No. 22-06, a copy of which is attached hereto as Exhibit A, and such amendment shall be filed with the City Clerk in the same manner as the Zoning Map of the City of Goodyear.

SECTION 7. RECORDATION

This Ordinance shall be recorded with the Maricopa County Recorder's Office.

SECTION 8. ABRIDGMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the City of Goodyear.

SECTION 9. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 10. SEVERABILITY

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 11. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law. The provisions of the City of Goodyear Zoning Ordinance being amended by this Ordinance shall remain in full force and effect until the effective date of this Ordinance.

SECTION 12. PENALTIES

Any person who violates any provision of this Ordinance shall be subject to penalties set forth in Section 1-2-3 of the City of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

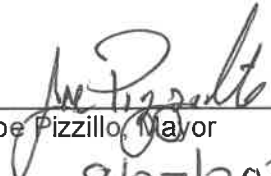
Section 1-2-3 Violations and Penalties

- A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, building, structure, sign, landscaped area, parking lot or fence, or to permit the use of any lot or land contrary to, or in violation of any provisions of this Ordinance, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this Ordinance or

is unspecified and not classified by the Zoning Administrator is prohibited in any district.

- B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (Person). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.
- C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.
- D. Penalty. Any Person who violates any of the provisions of this Ordinance and any amendments there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:
 - 1. Subject to civil sanctions of not less than one hundred dollars (\$100) nor more than one thousand dollars (\$1,000) per offense; or
 - 2. Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars (\$2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the City of Goodyear Municipal Court for violations hereunder.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a 7-0 vote, this 25th day of August, 2025.



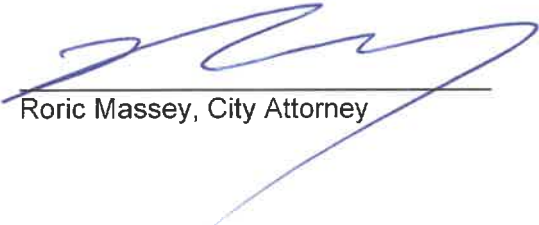
Joe Pizzillo, Mayor
Date: 8/27/2025

ATTEST:



Jasmine Pernicano, City Clerk

APPROVED AS TO FORM:

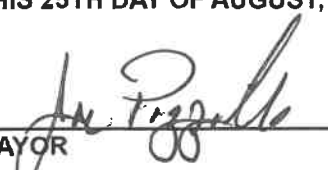


Roric Massey, City Attorney



OFFICIAL SUPPLEMENTARY ZONING MAP NO. 22-06

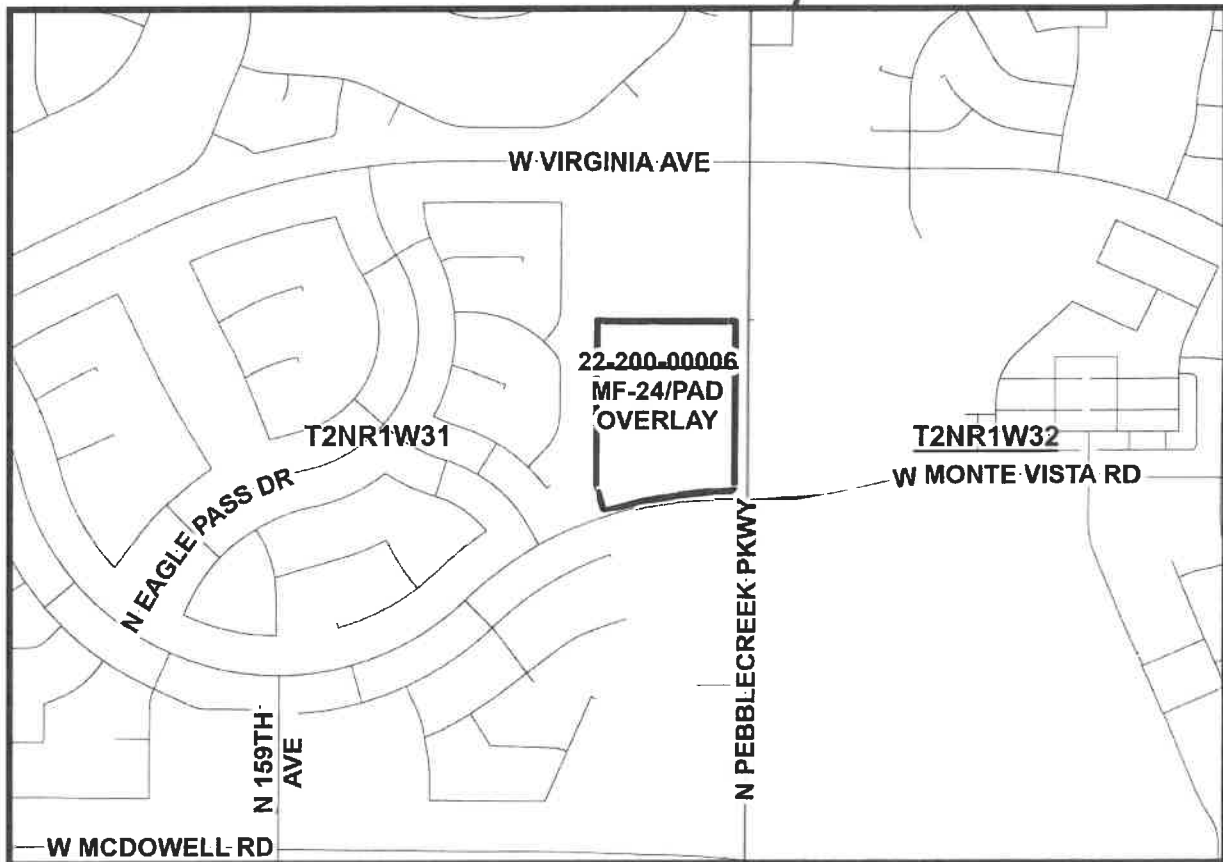
AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO.2025-1637, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS 25TH DAY OF AUGUST, 2025.


MAYOR


CITY CLERK

SUBJECT PROPERTY:

Tract B of 'Palm Valley Phase VIII South Parcel' plat per book 839, page 49 of Maricopa County Records



SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT
A

REZONE FROM PAD TO MF-24 WITH PAD OVERLAY 22-200-00006

DATE:
July 2025

Picerne at Palm Valley
Legal Description

Tract B of 'Palm Valley Phase VIII South Parcel' plat per book 839, page 49 of Maricopa County
Records



The Picerne at Palm Valley
Development Regulations
MF-24 with PAD Overlay
March 2025

PERMITTED USES

All uses in the MF-24 Multi-Family Residential Zoning District in accordance with Article 3-2-2 of the City of Goodyear Zoning Ordinance.

DEVELOPMENT STANDARDS

The Development Standards for MF-24 Multi-Family Residential Zoning District shall apply to this Property, except as modified below:

Development Standard	The Picerne at Palm Valley PAD Overlay
Maximum Density in Du/Ac	24
Minimum Lot Width (ft.)	100
Minimum Lot Depth (ft.)	N/A
Maximum Building Height (ft.)	40
Maximum Accessory Building Height (ft.)	12
Maximum Building Coverage	50%
Minimum Front (South) Setback (ft.)	30
Minimum Street Side Setback (ft.)	30
Minimum Side Setback except for Street Side (ft.)	20
Minimum Total Setbacks, Both Sides (ft.)	40
Minimum Rear Setback (ft.)	20 ^(c)
Minimum Recreational Open Space (sq. ft./d.u.)	408
Minimum Private Open Space (sq. ft./d.u.)	52
Minimum Setbacks from single-family residential zoning	
Building Height 20 feet or less (ft.)	30 ^(a)
Building Height between 20 and 30 feet (ft.)	50 ^{(a) (b)}
Building Height greater than 30 feet (ft.)	50 feet + 5 feet for every foot over 30 feet ^(a) ^(b)

(a) As measured from a single-family residential lot property line.

- (b) No three-story elements shall be located within 145 feet of a single-family residential lot property line along the western boundary of the property.
- (c) No three-story elements shall be located within 40 feet of the northern boundary of the property.

ADDITIONAL REGULATIONS

General

1. Unless expressly modified in this document, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance, including the requirements applicable to development in the MF-24 Zoning District set forth in Chapter 3 (Multi-Family Residential) of the City of Goodyear Design Guidelines.
2. All permitted uses are subject to Administrative Site Plan review.
3. Views into the development from public streets are encouraged and the construction of solid fences and walls measuring six feet (6') along the boundaries of the Property that face public streets is prohibited unless authorized by the Zoning Administrator.
4. Trash enclosures shall be located a minimum of twenty feet (20') from all residential buildings unless a trash enclosure is fully enclosed within a building. All trash enclosures within twenty-four feet (24') of a structure that is two stories or greater shall be covered with a trellis. Landscaping shall be installed between the buildings and the trash enclosure.

Architecture and Design Standards

1. Except as modified by "The Picerne at Palm Valley Development Regulations, MF-24 with PAD Overlay" document and/or stipulations set forth in the zoning ordinance, the Property shall be developed in accordance with Chapter 3 of the City of Goodyear Design Guidelines.
2. The design of all multi-family residential buildings shall incorporate four-sided architecture.
3. All gates within the Property that provide access to fire lanes or emergency service vehicular access drives shall be wrought iron gates or be of a similar material and style and shall be consistent with other such gates found within Palm Valley. Chain-link fences and barriers with any sort of chains, including drop chains, are prohibited.
4. Residential buildings that front or are oriented toward PebbleCreek Parkway or Monte Vista Road shall include adjacent pedestrian walkways/paseos and shall provide views into the residential development. Special design attention and detail

shall be placed on residential buildings and walls/fences located near PebbleCreek Parkway and Monte Vista Road from a street and layout perspective. To accomplish this goal, the development of the Property shall comply with the following:

- a. The preference is for residential buildings to face towards PebbleCreek Parkway and Monte Vista Road when built adjacent to those roadways.
 - b. First floor units should have patios with screen walls which face PebbleCreek Parkway and Monte Vista Road.
 - c. Any perimeter wall or fencing constructed adjacent to PebbleCreek Parkway and Monte Vista Road shall be either a view fence or a combination view wall and view fence that consists of a minimum of two feet (2') of view fencing on top of a maximum of four feet (4') of Concrete Masonry Unit (CMU) or block that is equivalent in screening, except where needed to screen trash enclosures, parking, utilities, and mechanical equipment.
 - d. A minimum of four (4) structurally shaded pedestrian connections which connect the residential development to the adjacent public sidewalks or trail on PebbleCreek Parkway and Monte Vista Road, and are separate from the entry driveways, shall be provided, with a minimum of at least one (1) connection to PebbleCreek Parkway and one (1) to Monte Vista Road. Parking shall not be permitted within the building and landscape setbacks along PebbleCreek Parkway and Monte Vista Road unless it is screened from view from public streets with a solid wall that contains at least four feet (4') of Concrete Masonry Unit (CMU) or block that is equivalent in screening.
5. All residential buildings and the units within those residential buildings shall have pedestrian access to internal amenity areas via sidewalks and paths that are not located within vehicular drive aisles or the main vehicular ingress/egress drives. Where a pedestrian connection crosses a drive-aisle, drive-way or drive-through, it will contain decorative paving such as pavers, colored concrete, stamped concrete (not stamped asphalt), or other approved material.
 6. At least two (2) base colors and three (3) accent colors/materials shall be used for residential buildings constructed within the Property. The combination of base colors and accent colors/materials shall be used in a manner that creates a minimum of 3 (three) unique combinations of base colors and accent colors/materials ("Building Schemes") throughout the Property.
 7. The color palettes for all structures within the Property shall incorporate a variety of colors and not rely on various shades of grays/browns.
 8. The roof heights of all residential buildings constructed within the Property shall be varied and include pitched tile and/or tower-like tile elements in a style similar to those roofs and tower elements found within Palm Valley Phase VIII.
 9. In order to add to the uniqueness and street character of the project, all portions of residential buildings visible from a public sidewalk shall incorporate colors for the trim, fascia, siding, recessed features, shutters, and/or pop-outs which are different

from the main body color of the residential building.

10. Private outdoor open space is that portion of the unit devoted to outdoor recreational use by the individual resident(s) of the unit. This area is provided in addition to the common recreational open space. Private outdoor space shall be provided in the form of private yards, patios, or balconies. The minimum length of patios and balconies shall be five feet (5') and the minimum width of patios and balconies shall be five feet (5'). The total minimum area of each patio and/or balcony shall be fifty-two (52) square feet.
11. A minimum ten-foot (10') wide landscape setback with a row of non-deciduous trees spaced an average of twenty feet (20') apart, as measured on center, shall be maintained along the west property line of the Property.
12. If an entry drive aisle is located along the north property line of the Property and is within the otherwise required twenty-foot (20') landscape setback, then a minimum twenty-five-foot (25') wide landscaped area shall be provided between the back of curb of the drive aisle and any building. This area may include a five-foot (5') wide sidewalk; a view fence consisting of at least two feet (2') of open view fencing and no more than four feet (4') of solid wall, provided that a minimum five-foot (5') wide landscaped area is maintained on the north side of the view fence; and an ingress/egress drive with gate and solid wall support for the gate, provided the sections of solid wall are not longer than twenty feet (20').
13. An unpaved trail/path at least eight feet (8') wide, composed of compacted decomposed granite (DG), shall be provided along PebbleCreek Parkway and Monte Vista Road.
14. A minimum of two (2) pedestrian bench or seating areas, each with an adjacent shade tree, shall be provided along the public sidewalk or trail on both PebbleCreek Parkway and Monte Vista Road.
15. Trees and landscaping along both sides of the trail/path along PebbleCreek Parkway and Monte Vista Road shall be provided where possible.
16. A view fence or a combination view wall and view fence may encroach into the PebbleCreek Parkway and Monte Vista Road Landscape Setbacks by no more than five feet (5').
17. Any structural projection on MF-24 Buildings, including balconies and patios (covered or uncovered), bay windows, eaves, ornamental features, or similar shall be permitted to encroach into the front and street side setbacks by not more than two feet (2'). Ground floor projections that include patios (covered or uncovered) surrounded by walls that are four feet (4') or less in height and include pedestrian gates and paths allowing pedestrian access directly to the adjacent public sidewalk, shall be permitted to encroach into the front and street side setbacks by not more

than five feet (5').

18. The style of perimeter walls surrounding the property shall match or complement the existing walls in the Palm Valley Phase VIII area.
19. Any multi-family development within the Property is encouraged to include "Palm Valley" on any monument sign located at the northwest corner of PebbleCreek Parkway and Monte Vista Road. The term "Palm Valley" may appear as part of the development name, on the sign face, or incorporated into the sign base. If the name "Palm Valley" is included on any monument sign located at the northwest corner of PebbleCreek Parkway and Monte Vista Road then the name "Palm Valley" and any words/sign elements used solely for this area branding shall not count toward the development's allowable signage area.
20. All pedestrian connections through parking lots and drive aisles shall be clearly marked with enhanced decorative paving such as pavers, colored concrete, stamped concrete (not stamped asphalt), or other approved material.
21. Any building that is either partially or entirely within the portion of the Property which is both within 150 feet of the Property's western property line (adjacent to single-family residential) and within 90 feet of the Property's southern property line (adjacent to Monte Vista Road) are to be restricted to two stories.
22. Any building that is either partially or entirely within 166 feet of the subject site's western property line shall contain exterior anti-glare window treatments on all second-story and third-story windows that face due west and are not recessed into a balcony area.
23. Any building that is either partially or entirely within both 166 feet of the subject site's western property line and 262 feet of the subject site's southern property line shall contain exterior anti-glare window treatments on all second-story and third-story windows that face northwest and southwest and are not recessed into a balcony area.
24. Any third-story windows facing due west and within two hundred feet (200') of the property line of a single-family-lot along the Property's western property line shall be clerestory windows.
25. The western boundary of the Property shall have a wall that runs from the northwest corner of the Property to a point that is at or within thirty feet (30') of the Property's southern property line.
26. Any vehicular entrance to the Property from Monte Vista Road shall include a deceleration lane, which deceleration lane shall be subject to approval by the Development Services Department.
27. The Property shall have a secondary access point that allows for resident ingress,

general egress and full emergency access. Such secondary access point is subject to approval by the Development Services Department.

Amenities

1. To satisfy the requirements of Section 3-5-5 of the Goodyear Zoning Ordinance, all of the following amenities shall be provided:
 - Minimum 10,000 square foot clubhouse/leasing office (may be located in separate buildings)
 - Fitness center (may be located in clubhouse)
 - Cabana
 - Internally located shaded ramada with seating areas
 - Pool of at least 1,900 square feet
 - Dog park
 - Shaded Tot-lot
 - Outdoor barbeque area
 - Outdoor kitchen
 - Unprogrammed open turf area (artificial or live turf)
 - Outdoor game courtyard

Other amenities may be substituted for those listed above, as administratively approved by the Zoning Administrator.