

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 STIPULATIONS APPLICABLE TO
REZONING APPLICATION Z-128-07-1 PREVIOUSLY APPROVED BY
ORDINANCE G-5167.

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

SECTION 1. The zoning stipulations applicable located approximately
800 feet east of 19th Avenue and the Alameda Road alignment in a portion of Section
7, Township 4 North, Range 3 East, as described more specifically in Attachment "A",
are hereby modified to read as set forth below.

STIPULATIONS:

1. ~~That conceptual site plan(s) and elevations shall be approved by the Planning Hearing Officer through the public hearing process prior to Development Services Department preliminary site plan approval. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Development Services Department.~~

THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE
SITE PLAN AND ELEVATIONS DATE STAMPED OCTOBER 22, 2021, AS
MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE
PLANNING AND DEVELOPMENT DEPARTMENT.

2. ~~That~~ The developer shall construct all streets within and adjacent to the
development (except the frontage road) with paving, curb, gutter, sidewalk,
curb ramps, streetlights, median islands, landscaping, and other incidentals as
per plans approved by the PLANNING AND Development Services

Department. All improvements shall comply with all ADA accessibility standards.

3. ~~That~~ The developer shall provide proof of existence of federal patented right-of-way 33-feet in width along the north side of the east-west midsection line for Alameda Road alignment as approved by the Street Transportation and PLANNING AND Development ~~Services~~ Departments.
4. ~~That~~ The developer shall comply with requirements of the City's FINANCE DEPARTMENT'S Real Estate DIVISION ~~Department~~ for City's adoption of said patented right-of-way as public streets.
5. ~~That~~ The developer shall dedicate MINIMUM 40 ~~33~~-feet of right-of-way for AND CONSTRUCT the north half of Alameda Road, as approved by the PLANNING AND DEVELOPMENT AND Street Transportation and ~~Development Services~~ Departments.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-5167 this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-5167 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. 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 26th day of January, 2022.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager

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

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-21--Z-128-07-1

Lot 15, Section 7, Township 4 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Excepting Therefrom All Coal, Oil, Gas and Other Minerals Deposits As Reserved In The Patent.

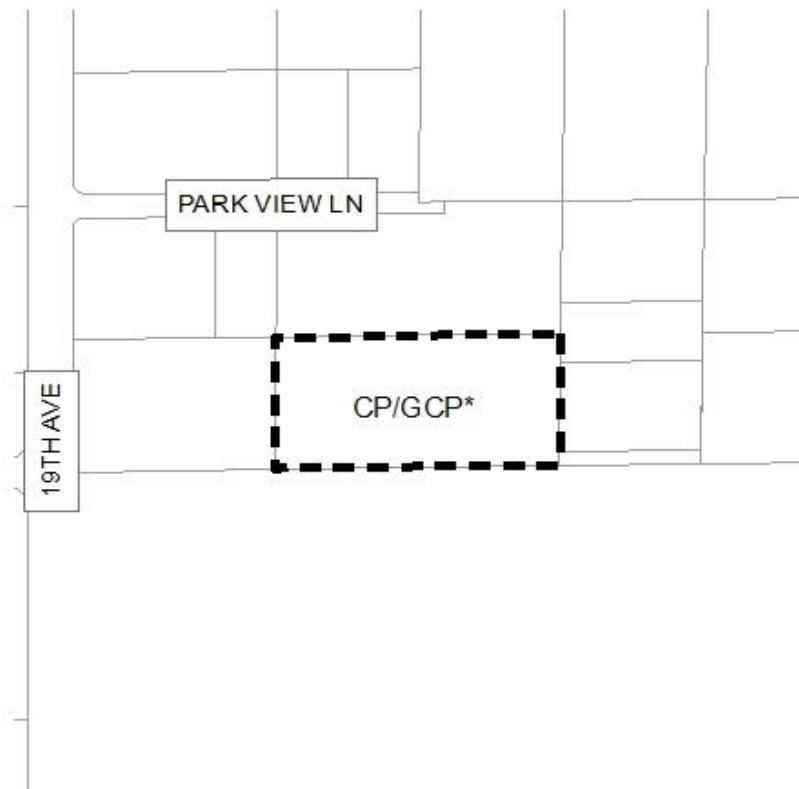
DRAFT

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

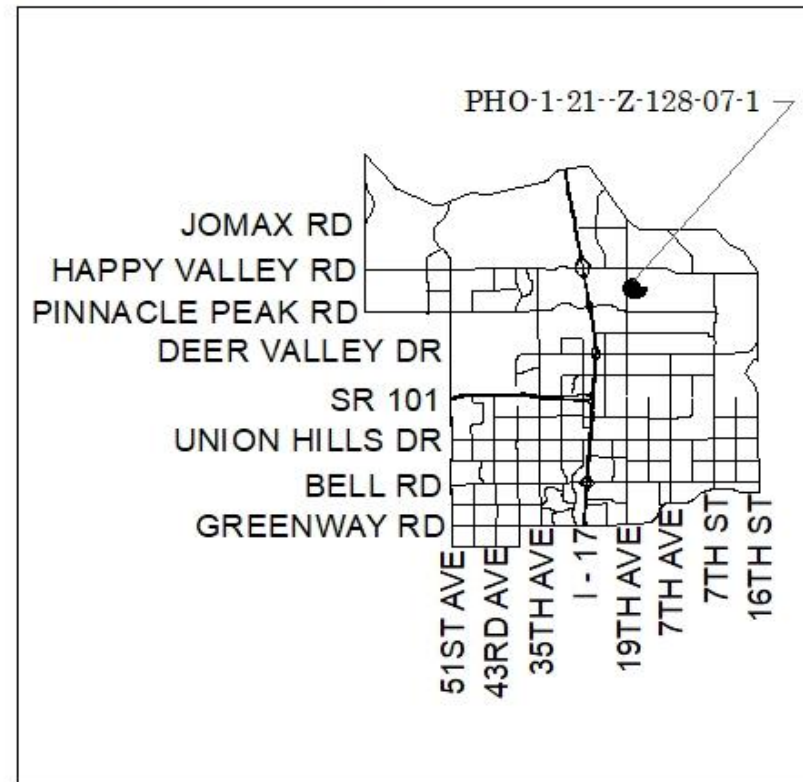


0 195 390 780 Feet

Zoning Case Number: PHO-1-21-Z-128-07-1

Zoning Overlay: Deer Valley Airport Overlay District (DVAO)

Planning Village: Deer Valley



NOT TO SCALE



Drawn Date: 12/29/2021