




**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**To:** Mario Paniagua  
Deputy City Manager

**Date:** March 17, 2017

**From:** Alan Stephenson   
Planning and Development Director

**Subject:** ADDITIONAL INFORMATION, CORRECTION AND UPDATED STIPULATIONS FOR ITEM 125 ON THE MARCH 22, 2017 FORMAL AGENDA – AMEND CITY CODE – PUBLIC HEARING AND ORDINANCE ADOPTION – REZONING APPLICATION – Z-71-16-6 – NORTHEAST CORNER OF THE 19TH STREET ALIGNMENT AND GLENDALE AVENUE (ORDINANCE G-6285)

This back-up report corrects the reference to the incorrect village planning committee in the City Council Report, provides supplemental information regarding the properties, and adds additional stipulations.

#### **CORRECTION**

There is a typo in the City Council Report section for this item. The Planning Commission (PC) action references approval per the “Alhambra Village Planning Committee.” It should be replaced with “Camelback East Village Planning Committee.”

#### **SUPPLEMENTAL INFORMATION**

Z-71-16-6 was approved by the Camelback East Village Planning Committee and the Planning Commission. There was discussion at both meetings regarding the bond funds the City of Phoenix utilized to purchase the properties and the conditions the Phoenix City Council prescribed for the purchase of the properties as part of the approval of the *Squaw Peak Freeway Specific Plan*. In addition, there have been questions raised about the acquisition and sale of the properties by the city and the amount of traffic the proposed use would generate. The information below provides some clarification on these matters.

##### *1988 Special Bond Election*

On April 19, 1988 Phoenix voters approved Proposition 17 which established a bond for freeway mitigation, neighborhood stabilization and slum and blight elimination. A copy of the ballot language for the Proposition is attached to this memo as Exhibit 1. The bond ballot language includes a long list of potential projects that the funding will be used for, including but not limited to “preparing areas for development and redevelopment...”. There has been some discussion that the bond language did not allow for development and redevelopment of property purchased with the funds. Some residents have indicated that

the bond funding was only supposed to be used for open space. The bond language states that the bond funds were eligible to be used be used for redevelopment.

#### *Squaw Peak Freeway Specific Plan*

The Phoenix City Council adopted the *Squaw Peak Freeway Specific Plan* (Specific Plan) on July 3, 1991. The Specific Plan is a non-regulatory policy plan which makes recommendations to improve freeway / land use compatibility. The Specific Plan also provides guidance for the expenditure of Freeway Mitigation bond funds for the freeway corridor between Glendale Avenue and the Loop 101 Freeway.

The City Council adopted the Specific Plan and incorporated ten modifications into the document. The purchase of the subject properties is addressed in modification #6 and it reads as follows:

- *6. Accept the staff recommendation for purchase of lots on the north side of Glendale Avenue, east of the freeway, for residential reuse.*

The Specific Plan incorporates the language included in modification #6 by outlining two alternatives for the subject properties. Alternative "A" called for the removal of the two existing homes, the installation of a twenty-foot landscape buffer on Glendale Avenue and the sale of the remaining land to the adjacent homeowners. Alternative "B" called for the redevelopment of the property as follows:

- *.. then redevelop the purchased area to mitigate the negative impacts and to create useable, livable properties. Redevelopment would include rehabilitating the existing homes, adding a third home, provided better driveway access, and adding screen walls and landscaping buffer to buffer the impacts of Glendale Avenue."*

The Specific Plan always envisioned that the properties would be redeveloped in some way and were never designated to remain as open space. The proposed residential office does provide a twenty-foot landscape buffer on Glendale Avenue and a twenty-five-foot landscape buffer on the north side of the property. Combined with all the stipulations and the regulations associated with the Residential Office (R-O) District, the proposal provides for a "useable, livable" use on the site. This use is appropriate at the intersection of an arterial street and the SR-51 Freeway.

#### *Acquisition and Sale of the Properties*

The Phoenix City Council authorized acquisition of the properties on June 17, 1992 via Ordinance S-20908 (Exhibit 2). The Phoenix City Council then authorized the sale of the properties through a sealed bid process on June 23, 2010 via Ordinance S-37199 (Exhibit 3). The properties were advertised for 30 days by sealed bid beginning in October 8, 2010. One bid was received for lot 2, 1942 E. Glendale from the adjacent property owner to the

east. The lot was conveyed to the property owner on November 19, 2010. The City posted a for sale sign on the remaining lots to solicit interest.

On February 18, 2015, the Finance, Efficiency, Economy and Sustainability Subcommittee recommended moving forward to the full City Council for action to list the remaining properties for sale by broker with no restrictions.

Ordinance S-41519 (Exhibit 4), adopted March 18, 2015, authorized the sale of the properties by listing with broker with no restrictions. The properties were listed and a for sale sign placed on the properties on April 17, 2015. Below is a summary of the offers made on the properties:

- Offer at 96% list price with contingencies rejected
- Offer at 5% of list price rejected (homeowner on NWC of Glendale Avenue & 20th Street)
- Offer at 50% of list price rejected
- Offer at 98% of list price accepted

The contract for the properties was executed on April 20, 2016 and closed escrow on September 2, 2016.

### *Traffic*

The staff report for the case provides an overview of the traffic study submitted by the applicant. Both the Arizona Department of Transportation and the Street Transportation Department have reviewed the study. The study assumed the proposed development would be a medical or dental office. This use was chosen as it typically generates more trips than a general office. The study predicted that the development could generate 218 trips on a typical weekday. The Street Transportation Department has stated that the predicted number of trips is relatively low and would not cause any significant or adverse impact to the existing traffic conditions.

### **SUMMARY**

The 1988 Special Bond Election and *Squaw Peak Freeway Specific Plan* support redevelopment of the site. Glendale Avenue averages 28,759 (westbound) and 23,164 (eastbound) trips per day in this section and the SR-51 freeway corridor averages 79,629 (northbound) & 75,580 (southbound). A small scale residential office use is an appropriate usable and livable use for this parcel. The Camelback East Village Planning Committee, Planning Commission and staff all recommend approval subject to stipulations.

### **UPDATED STIPULATIONS**

The Planning Commission approved the request as recommended by the Camelback East Village Planning Committee with a modification to Stipulation 8, deletion of Stipulation 9

and an additional stipulation. After further discussion, the applicant has requested to reinstate Stipulation 9. The applicant has also proposed three additional stipulations, bringing the total number of stipulations to 14. The updated 14 stipulations are listed below:

## **STIPULATIONS**

1. The development shall be in general conformance with the site plan date stamped December 22, 2016, and the landscape plan and elevations date stamped December 1, 2016, as modified by the following stipulations and approved by the Planning and Development Department.
2. Minimum landscape setbacks shall be provided as follows: 25-feet along the north property line, 20-feet along the south property line, and 10-feet along the east and west property lines.
3. All landscape setbacks shall be planted with a minimum 50% 2-inch caliper trees and a minimum 50% 3-inch caliper trees planted 20-feet on center or equivalent groupings with a minimum of five (5) 5-gallon shrubs per tree, as approved by the Planning and Development Department.
4. Any parking area lighting shall be no higher than 6-feet and shielded to cast the light downward, as approved by the Planning and Development Department.
5. There shall be no internally lit signs on the site. Signage shall be approved by the Planning and Development Department.
6. In the event that archaeological materials are encountered during construction, all ground-disturbing activities must cease within 10 meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.
7. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
8. The developer shall install traffic control measures to physically prohibit left turns exiting the site as approved by the Planning and Development Department.
9. **A FIVE-FOOT DETACHED SIDEWALK SHALL BE PROVIDED ALONG GLENDALE AVENUE WITH REASONABLE ALLOWANCES FOR LIGHT POLES AND OTHER UTILITY CONFLICTS AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
10. The maximum total square footage of all buildings on site shall be 6,000 square feet.

11. Prior to preliminary site plan approval, the landowner shall execute a proposition 207 Waiver of Claims in a form approved by the City Attorney's Office. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
12. THE APPLICANT SHALL PAY TO INSTALL TRAFFIC DELINEATORS ALONG THE DOUBLE YELLOW LINE ON GLENDALE AVENUE FROM THE EDGE OF THE EXISTING MEDIAN EAST TO THE SUBJECT SITE'S EASTERN PROPERTY LINE TO FURTHER PROHIBIT ANY LEFT-TURNS EXITING THE SITE AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
13. DEVELOPMENT ON THE SUBJECT SITE SHALL BE LIMITED TO A MAXIMUM OF ONE-STORY AND 15-FEET.
14. ANY TREES SHOWN ON THE LANDSCAPE PLAN DATED DECEMBER 1, 2016 THAT DO NOT SURVIVE THE SALVAGING AND REPLANTING PROCESS MUST BE REPLACED WITH AT LEAST 4-INCH CALIPER TREES OF THE SAME SPECIES.

Approved:

  
\_\_\_\_\_  
Mario Paniagua, Deputy City Manager

Exhibit 1

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Special Bond Election — April 19, 1988  
City of Phoenix, County of Maricopa, State of Arizona

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**PROPOSITIONS SUBMITTED TO THE VOTERS**

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**PROPOSITION NUMBER 17:**

**FREEWAY MITIGATION, NEIGHBORHOOD STABILIZATION  
AND SLUM AND BLIGHT ELIMINATION**

Shall the City of Phoenix be authorized to incur debt by issuing Twenty Nine Million Two Hundred Eighty Five Thousand Dollars (\$29,285,000) general obligation bonds for the purpose of planning, undertaking and carrying out projects for the elimination of present slum and blighted areas and the prevention of the development of such conditions in the future by mitigating the effects of existing and proposed freeway construction on the City's neighborhoods, such projects to include acquiring and clearing land and furnishing parks, recreational, water, sewer and drainage facilities, streets, sidewalks, ways and other public places and otherwise preparing affected areas for development and redevelopment and paying all expenses properly incidental thereto and to the issuance of such bonds? Y

The bonds will be in one or more series, will run not more than twenty-five (25) years from the date thereof, and will bear interest at a rate or rates not over twelve percent (12%) per annum. N

ORDINANCE NO. S 20908

AN ORDINANCE AUTHORIZING THE ACQUISITION AND PURCHASE OF IMPROVED REAL PROPERTY UNDER THE SQUAW PEAK FREEWAY MITIGATION PROGRAM; AUTHORIZING THE CITY CONTROLLER TO DISBURSE THE NECESSARY FUNDS; AND DECLARING AN EMERGENCY.

030007007

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

SECTION 1. That the City Manager or his designee is hereby authorized to purchase the following-described real property located in the City of Phoenix:

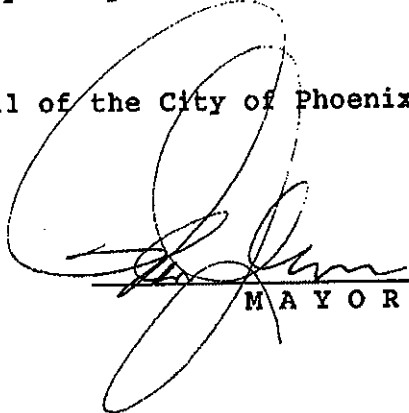
<u>DESCRIPTION</u>	<u>OWNER</u>	<u>IMPROVEMENTS</u>	<u>APPRAISED VALUE</u>
Lots 6 & 8 & the W 1/2 of Lot 4	Patrick Cantelme & David Cantelme, et ux	4 br, 3 ba, 2,303 sq. ft. house	\$119,000
W 1/2 of Lot 2 & E 1/2 of Lot 4	George & Maxine Cocreham	3 br, 2 ba, 2,100 sq. ft. house	70,000

which property is designated as the "Glendale Homes" and is being acquired as a part of the Squaw Peak Freeway Mitigation Program, for a total appraised value of \$189,000, including cost of title insurance, escrow and recording fees estimated at \$1,550, all of said real property being more particularly described in Exhibit A attached hereto.

SECTION 2. The City Controller is hereby authorized to disburse the sum of \$189,000, including the cost of title insurance, escrow, and recording fees, estimated at \$1,550.

SECTION 3. WHEREAS, the immediate operation of the provisions of this Ordinance is necessary for the preservation of the public peace, health and safety, an EMERGENCY is hereby declared to exist, and this Ordinance shall be in full force and effect from and after its passage by the Council as required by the City Charter and is hereby exempted from the referendum clause of said Charter.

PASSED by the Council of the City of Phoenix this 17 day of June, 1992.

  
MAYOR

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
ACTING  
City Attorney

REVIEWED BY:

  
ASSISTANT  
City Manager

CITY CLERK DEPT.

1992 JUN 16 PM 2:17



WFM/aja/#120/6-17-92

3142A

-2-

Ordinance No. 8 20908

17001000101



LEGAL DESCRIPTIONS OF PARCELS  
NORTH SIDE OF GLENDALE AVENUE EAST OF SQUAW PEAK PARKWAY

Parcel No. 1:

Lots 4, 6 and 8, Block 2, SQUAW PEAK MANOR, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 39 of Maps at page 3;

EXCEPT the Easterly 40.69 feet of said Lot 4; and

EXCEPT that portion of said Lots 4, 6 and 8 which lies Southerly of the line described as follows:

COMMENCING at a point in the South line of Section 3, Township 2 North, Range 3 East, G&SRB&M, which point bears North 89 degrees 01 minute 54 seconds East 2093.04 feet from the Southwest corner of said Section 3;

thence North 00 degrees 58 minutes 06 seconds West 55.00 feet to the POINT OF BEGINNING;

thence North 89 degrees 01 minute 54 seconds East 102.05 feet;

thence South 88 degrees 49 minutes 15 seconds East 391.00 feet to the point of ending in the existing Northerly right of way line of Glendale Avenue.

Parcel No. 2:

The Easterly 40.69 feet of Lot 4, Block 2 and the Westerly 43.31 feet of Lot 2, Block 2 of SQUAW PEAK MANOR, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 39 of Maps at page 3;

EXCEPT that portion of said Easterly 40.69 feet of Lot 4 and of said Westerly 43.31 feet of Lot 2 which lies Southerly of the line described as follows:

COMMENCING at a point in the South line of Section 3, Township 2 North, Range 3 East, G&SRB&M, which point bears North 89 degrees 01 minute 54 seconds East 2195.09 feet from the Southwest corner of said Section 3;

thence North 00 degrees 58 minutes 06 seconds West 55.00 feet to the POINT OF BEGINNING;

thence South 88 degrees 49 minutes 15 seconds East 391.00 feet to the point of ending in the existing Northerly right of way line of Glendale Avenue.

Prepared June 4, 1992 in  
Title Section,  
Real Estate Division  
by HAROLD A. EGY,  
Real Estate Technical Writer II

Harold A. Egy

Checked CJ Jenkins Date 6/4/92

HAE:nhb/0604HE1/32gk

EXHIBIT A

S 20908

Exhibit 3

ORDINANCE S-37199

AN ORDINANCE AUTHORIZING THE CITY MANAGER OR CITY MANAGER'S DESIGNEE TO SELL BY SEALED BID THE EXCESS CITY-OWNED VACANT REAL PROPERTIES LOCATED AT 1916 AND 1930 EAST GLENDALE AVENUE; 1642 EAST GLENDALE AVENUE; AND 1942 EAST GLENDALE AVENUE; FURTHER AUTHORIZING THE CITY CONTROLLER TO ACCEPT FUNDS ASSOCIATED WITH THE SALES OF EACH PROPERTY.

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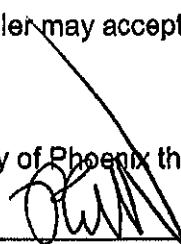
BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

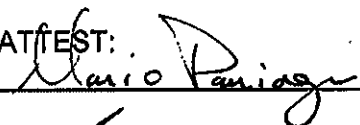
SECTION 1: That the City Manager or City Manager's designee may sell by sealed bid the excess City-owned vacant real properties located at 1916 and 1930 East Glendale Avenue, Lots 6 and 8, approximately 28,511 square feet; 1942 East Glendale Avenue, Part of Lot 4, approximately 10,089 square feet; and 1942 East Glendale Avenue, Part of Lots 2 and 4, approximately 10,317 square feet, described in attached Exhibit A, according to the following conditions:

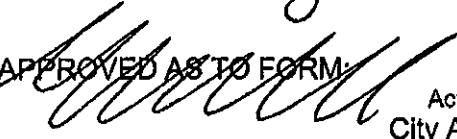
1. The minimum bid for each property will be the appraised value. In addition, the purchaser will pay \$700.00 for the City's administrative fee for the processing of each sale.
2. Title will be conveyed by Special Warrant Deed.

SECTION 3: That the City Controller may accept funds associated with the sale of each property.

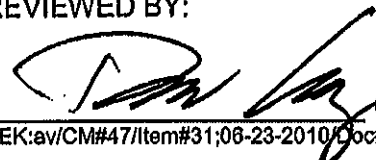
PASSED by the Council of the City of Phoenix this 23<sup>rd</sup> day of June, 2010.

  
\_\_\_\_\_  
MAYOR

ATTEST:   
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:   
\_\_\_\_\_  
Acting  
City Attorney



REVIEWED BY:   
\_\_\_\_\_  
City Manager  
CEK:av/CM#47/Item#31;06-23-2010/Doc##866485\_1.DOC

CITY CLERK DEPT.  
2010 JUN 21 AM 10:35  
BA



**City of Phoenix**

Description for: City of Phoenix

Part of Lot 2 and Lot 4, all in Block 2 of Squaw Peak Manor, Recorded in Book 39, Page 3, Maricopa County Recorder's Office, Maricopa County, Arizona, more particularly described as follows:

Beginning at the northwest corner of said Lot 2, Block 2 of said Squaw Peak Manor;

Thence South 89 degrees 04 minutes, 09 seconds East, 43.31 feet along the north line of said Lot 2;

Thence south 00 degrees, 50 minutes, 48 seconds West, 124.43 feet to a point on the north line of Glendale Avenue;

Thence North 86 degrees, 52 minutes, 30 seconds West 84.07 feet along said north line of Glendale Avenue;

Thence North 00 degrees, 50 minutes, 48 seconds East, 121.21 feet to a point on the north line of said Lot 4;

Thence South 89 degrees, 04 minutes, 09 seconds East, 40.69 feet to the point of beginning.

The above described parcel contains 10,317 square feet or 0.24 acres and is subject to all easements of record.

The centerline of 20<sup>th</sup> Street north of Glendale Avenue has an assumed bearing of South 00 degrees, 01 minutes, 08 seconds West. This description was prepared using information recorded in Book 624, Page 41, Maricopa County Recorder's Office, Maricopa County, Arizona along with information on ADOT right of way plans for Squaw Peak Highway.



*[Handwritten signatures]*

*EXPIRES  
9.30.12*

EXHIBIT A  
PAGE 1 OF 5



**City of Phoenix**

Description for: City of Phoenix

Part of Lot 4, Block 2 of Squaw Peak Manor, Recorded in Book 39, Page 3, Maricopa County Recorder's Office, Maricopa County, Arizona, more particularly described as follows:

Beginning at the northwest corner of said Lot 4, Block 2 of said Squaw Peak Manor;

Thence South 89 degrees 04 minutes, 09 seconds East, 84.37 feet along the north line of said Lot 4;

Thence south 00 degrees, 50 minutes, 48 seconds West, 121.21 feet to a point on the north line of Glendale Avenue;

Thence North 86 degrees, 52 minutes, 30 seconds West 84.43 feet along said north line of Glendale Avenue to a point on the west line of said Lot 4;

Thence North 00 degrees, 50 minutes, 29 seconds East, 117.98 feet to the point of beginning;

The above described parcel contains 10,089 square feet or 0.23 acres and is subject to all easements of record.

The centerline of 20<sup>th</sup> Street north of Glendale Avenue has an assumed bearing of South 00 degrees, 01 minutes, 08 seconds West. This description was prepared using information recorded in Book 624, Page 41, Maricopa County Recorder's Office, Maricopa County, Arizona along with information on ADOT right of way plans for Squaw Peak Highway.

EXPIRES  
2-30-12



## City of Phoenix

Description for: City of Phoenix

Part of Lot 6, Block 2 of Squaw Peak Manor, Recorded In Book 39, Page 3, Maricopa County Recorder's Office, Maricopa County, Arizona, more particularly described as follows:

Beginning at the northwest corner of said Lot 6, Block 2 of said Squaw Peak Manor;

Thence South 89 degrees 04 minutes, 09 seconds East, 125.06 feet to the northeast corner of said Lot 6;

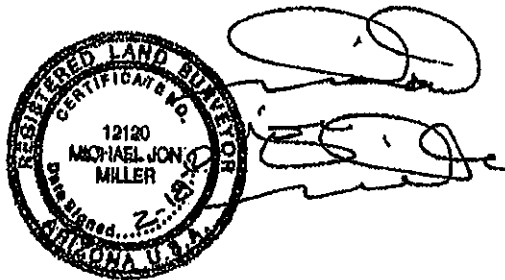
Thence south 00 degrees, 50 minutes, 29 seconds West, 117.98 feet along the east line of said Lot 6 to a point on the north line of Glendale Avenue;

Thence North 86 degrees, 52 minutes, 30 seconds West 125.15 feet along said north line of Glendale Avenue to a point on the west line of said Lot 6;

Thence North 00 degrees, 50 minutes, 10 seconds East, 113.19 feet to the point of beginning;

The above described parcel contains 14,454 square feet or 0.33 acres and is subject to all easements of record.

The centerline of 20<sup>th</sup> Street north of Glendale Avenue has an assumed bearing of South 00 degrees, 01 minutes, 06 seconds West. This description was prepared using information recorded in Book 624, Page 41, Maricopa County Recorder's Office, Maricopa County, Arizona along with information on ADOT right of way plans for Squaw Peak Highway.



EXPIRES  
2-30-12

EXHIBIT A  
PAGE 3 OF 5

887199



# City of Phoenix

Description for: City of Phoenix

Part of Lot 8, Block 2 of Squaw Peak Manor, Recorded in Book 39, Page 3, Maricopa County Recorder's Office, Maricopa County, Arizona, more particularly described as follows:

Beginning at the northwest corner of said Lot 8, Block 2 of said Squaw Peak Manor;

Thence South 89 degrees 04 minutes, 09 seconds East, 125.06 feet to the northeast corner of said Lot 8;

Thence south 00 degrees, 50 minutes, 10 seconds West, 113.19 feet along the east line of said Lot 8 to a point on the north line of Glendale Avenue;

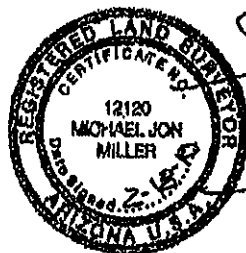
Thence North 86 degrees, 52 minutes, 30 seconds West 23.02 feet along said north line of Glendale Avenue;

Thence North 89 degrees, 05 minutes, 58 seconds West, 102.05 feet along the north line of Glendale Avenue to a point on the west line of said Lot 8;

Thence North 00 degrees, 49 minutes, 51 seconds East, 112.36 feet to the point of beginning;

The above described parcel contains 14,057 square feet or 0.32 acres and is subject to all easements of record.

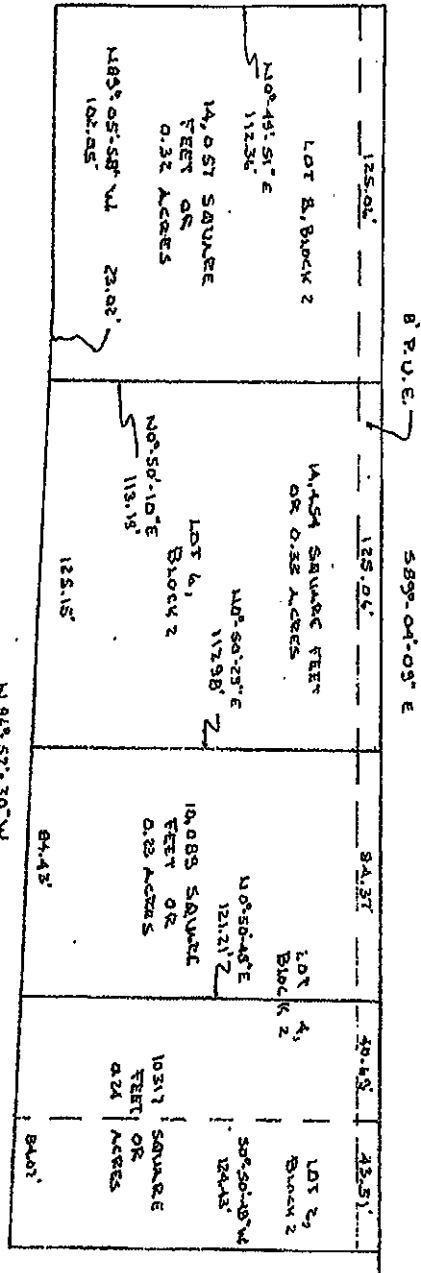
The centerline of 20<sup>th</sup> Street north of Glendale Avenue has an assumed bearing of South 00 degrees, 01 minutes, 06 seconds West. This description was prepared using information recorded in Book 624, Page 41, Maricopa County Recorder's Office, Maricopa County, Arizona along with information on ADOT right of way plans for Squaw Peak Highway.



*[Handwritten signatures]*

*EXPIRES  
2-15-12*

EXHIBIT A  
PAGE 4 OF 8



CLERK OF SUPERIOR COURT  
 COUNTY OF MARICOPA, ARIZONA  
 971 4738  
 1333 BLS 20

EXHIBIT A  
 PAGE 5 OF 5

UNLESS PART OF SAID TRACT MAJOR, BOOK 29, PAGE 3, MARICOPA COUNTY RECORDS, DIVISION, MARICOPA COUNTY, ARIZONA  
 THIS INSTRUMENT SHOWS ONLY GUARANTEED UNDIVIDED INTERESTS FROM EXISTING DOCUMENTS WITHIN CITY OF PHOENIX FILES.



EXTRACTS  
 9-30-12

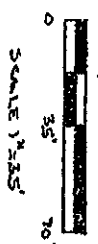




Exhibit 4

ORDINANCE S-41519

AN ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY IDENTIFIED BY VARIOUS CITY DEPARTMENTS AS EXCESS; AND FURTHER AUTHORIZING THE CITY TREASURER TO ACCEPT ALL NECESSARY FUNDS.

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

SECTION 1. The City Manager or City Manager's designee is authorized to sell the following properties identified as excess property by various City

Departments:

<b>Address</b>	<b>APN</b>	<b>Department</b>
1826 W. Vista	157-05-068	Public Transit
1825 W. Vista	157-05-077	Public Transit
1826 W. Orangewood	157-05-078A	Public Transit
1739 E. Claremont	164-37-025	Street Transportation
Near 111th Dr. & Buckeye Rd.	101-19-005	Water Services
Near 117th Ave. & Happy Valley Road	201-21-051A	Water Services
Near 117th Ave. & Happy Valley Road	201-21-051B	Water Services
Near 117th Ave. & Happy Valley Road	201-21-058A	Water Services
Near 117th Ave. & Happy Valley Road	201-21-058B	Water Services

1916 E. Glendale Ave., Lot 8	164-27-029	Street Transportation
1930 E. Glendale Ave., Lot 6	164-27-027	Street Transportation
1942 E. Glendale Ave., Lot 4	164-27-025A	Street Transportation

SECTION 2. The properties are to be advertised on the open market through Jones Lang LaSalle at market value determined by an appraisal, broker opinion of value, or other method accepted by the City.

SECTION 3. The City Manager or the City Manager's designee is authorized to negotiate the purchase price and terms in order to yield the highest return to the City, as deemed acceptable by the City Manager or the City Manager's designee.

SECTION 4. The City Manager or City Manager's designee is authorized to enter into an Agreement to Purchase Real Property with terms and conditions deemed necessary and appropriate and the subsequent fee simple conveyance will be by Special Warranty Deed.

SECTION 5. The City Treasurer is authorized to accept all necessary funds from the proceeds of any sale.

PASSED by the Council of the City of Phoenix this 18th day of March, 2015.

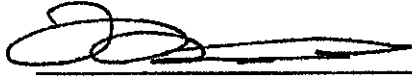


  
MAYOR

ATTEST:

  
City Clerk

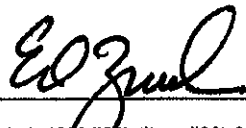
APPROVED AS TO FORM:



Acting City Attorney



REVIEWED BY:



City Manager

DRL:tml: 1173021v1: (CM #52) (Item #38) 3/18/15