

## 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 ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-53-18-5) FROM C-2 (APPROVED C-2 SP) (INTERMEDIATE COMMERCIAL (APPROVED INTERMEDIATE COMMERCIAL, SPECIAL PERMIT)) TO C-2 (INTERMEDIATE COMMERCIAL).

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

SECTION 1. The zoning of an approximately 0.27-acre property located approximately 470 feet west of the northwest corner of 27th Avenue and Northern Avenue in a portion of Section 35, Township 3 North, Range 2 East, as described more specifically in Exhibit "A", is hereby changed from "C-2 (Approved C-2 SP)" (Intermediate Commercial (Approved Intermediate Commercial, Special Permit)), to "C-2" (Intermediate Commercial).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B".

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 5th day of December, 2018.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

REVIEWED BY:

\_\_\_\_\_  
City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-53-18-5

**QQCW ON 27<sup>th</sup> AVE AND NORTHERN  
PORTION OF SITE TO BE REZONED**

BEING A PORTION OF ALTA VISTA PLAZA, ACCORDING TO BOOK 628 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA FROM WHICH THE EAST LINE OF SAID SECTION 35 BEARS NORTH;

THENCE SOUTH 89 DEGREES 46 MINUTES 49 SECONDS WEST A DISTANCE OF 634.52 FEET ALONG THE MONUMENT LINE OF NORTHERN AVENUE TO A POINT;

THENCE DEPARTING SAID MONUMENT LINE OF NORTHERN AVENUE NORTH 00 DEGREE 13 MINUTES 11 SECONDS WEST, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF ALTA VISTA PLAZA.

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 156.96 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING NORTH, A DISTANCE OF 87.00 FEET; THENCE EAST, A DISTANCE OF 123.00

FEET;

THENCE SOUTH, A DISTANCE OF 87.00 FEET;

THENCE WEST, A DISTANCE OF 123.00 FEET TO THE TRUE POINT OF

BEGINNING. SAID PARCEL CONTAINS 10,700.93 SQUARE FEET OR 0.2457

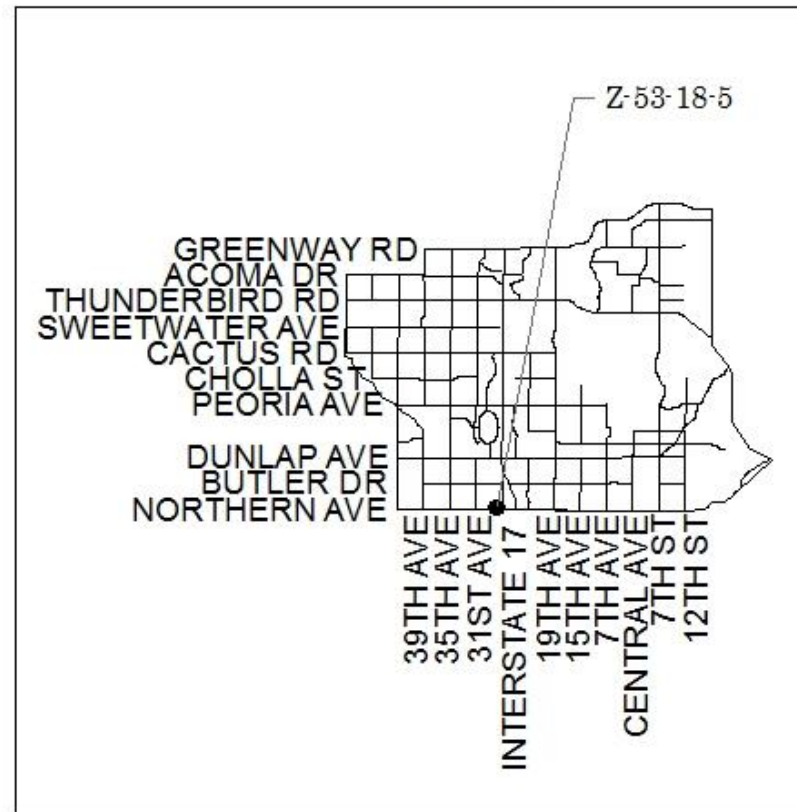
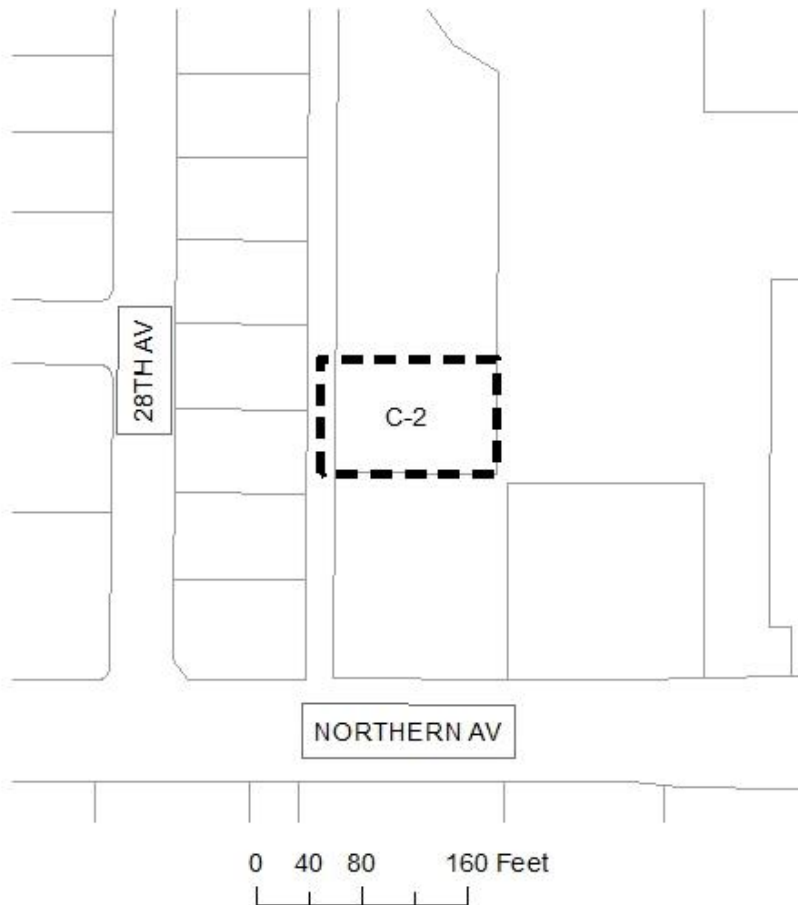
ACRES, MORE OR LESS.

# ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -

Zoning Case Number: Z-53-18-5  
Zoning Overlay: N/A  
Planning Village: North Mountain



NOT TO SCALE



Drawn Date: 11/1/2018