

**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-SP-11-17-4 PREVIOUSLY APPROVED BY  
ORDINANCE G-6399.

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

SECTION 1. The zoning stipulations applicable to the property located at  
the southwest corner of Black Canyon Highway and Mariposa Street in a portion of  
Section 24, Township 2 North, Range 2 East, as described more specifically in  
Attachment "A", are hereby modified to read as set forth below.

STIPULATIONS:

1. The development shall be in general conformance with the elevations date stamped SEPTEMBER 5, 2019 ~~August 17, 2017~~ with specific regard to the proposed stucco and paint finishes, as approved by the Planning and Development Department.
2. ALL BUILDINGS SHALL BE DEVELOPED WITH A CONSISTENT DESIGN THEME AND CHARACTER, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
3. A minimum 12-foot landscape setback with minimum 2-inch caliper trees shall be placed 20 feet on center or in equivalent groupings along the west property line between Mariposa Street and Pierson Street, as approved by the Planning and Development Department.
4. A minimum of one inverted-U bicycle rack for employees shall be provided on site, located near an entrance to the office, and installed per the requirements of

Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6399, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6399 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 20th day of November, 2019.

\_\_\_\_\_  
MAYOR

ATTEST:

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

APPROVED AS TO FORM:

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

REVIEWED BY:

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

Attachments:

A - Legal Description (1 Page)

B - Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-19--Z-SP-11-17-4

A portion of the Northwest quarter of Section 24, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona being more particularly described as follows;

BEGINNING at the Northwest corner of Lot 23 of MARIPOSA HOMES, recorded in Book 38 of Maps, page 20, records of Maricopa County, Arizona, which bears South 89 degrees 18 minutes 28 seconds West 180.09 feet from the Northeast corner of Lot 24 of said MARIPOSA HOMES, as shown on the RECORD OF SURVEY recorded in Book 1330 of Maps, Page 13, records of Maricopa County, Arizona;

Thence North 00 degrees 41 minutes 32 seconds West 30.00 feet to the center line of Mariposa Street;

Thence along said centerline, North 89 degrees 18 minutes 28 seconds East 227.88 feet;

Thence South 00 degrees 09 minutes 15 seconds East 496.07 feet to a point on a line 8.00 feet South of and parallel with the South line of Lot 42 of said MARIPOSA HOMES;

Thence along said parallel line, South 89 degrees 18 minutes 31 seconds West 329.98 feet;

Thence North 00 degrees 41 minutes 29 seconds West 8.00 feet;

Thence North 00 degrees 01 minutes 13 seconds East 14.00 feet;

Thence South 89 degrees 18 minutes 31 seconds West 19.00 feet to a point on the West line of Lot 38 of said MARIPOSA HOMES;

Thence North 00 degrees 01 minutes 13 seconds East 113.44 feet to the Northwest corner of said Lot 38;

Thence North 00 degrees 40 minutes 35 seconds West 30.00 feet to the centerline of Pierson Street;

Thence along said centerline, North 89 degrees 19 minutes 25 seconds East 120.71 feet;

Thence North 00 degrees 40 minutes 35 seconds West 30.00 feet to the Southwest corner of Lot 27 of said MARIPOSA HOMES;

Thence North 00 degrees 02 minutes 16 seconds East 270.67 feet to the POINT OF BEGINNING.

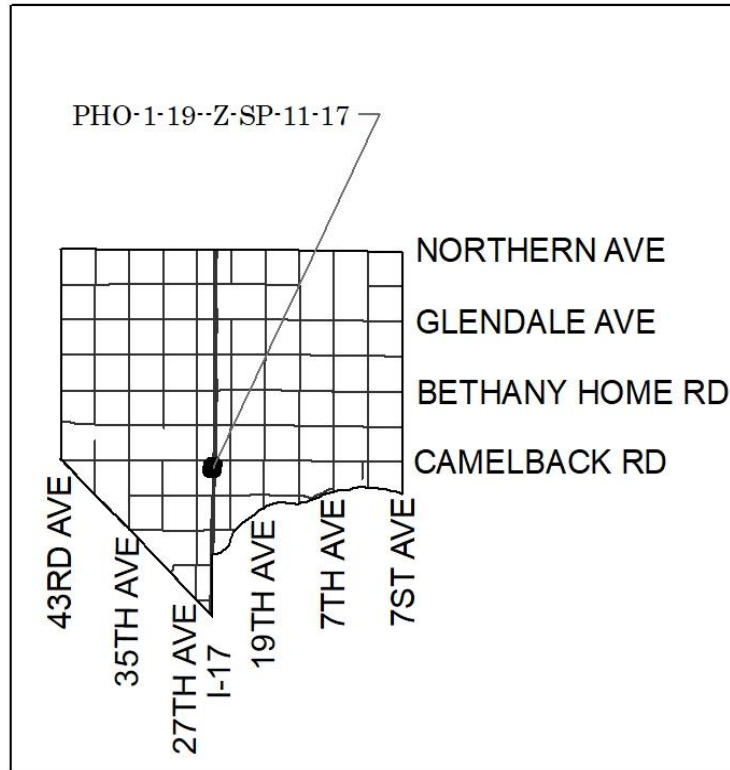
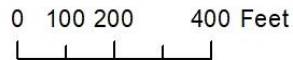
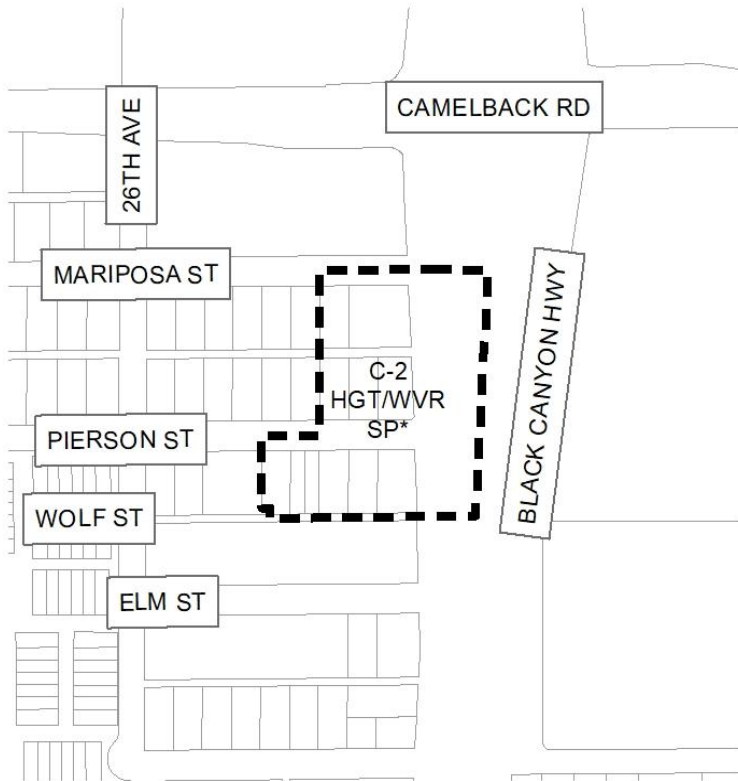
Comprising 3.046 acres or 132,689 square feet, subject to all easements of record.

# ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: PHO-1-19-Z-SP-11-17  
Zoning Overlay: N/A  
Planning Village: Alhambra



NOT TO SCALE



Drawn Date: 10/17/2019