

## 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-18-15-2 PREVIOUSLY APPROVED BY  
ORDINANCE G-6505.

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

SECTION 1. The zoning stipulations applicable located at the northeast corner of 22nd Street and Quail Avenue in a portion of Section 22, Township 4 North, Range 3 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 site plan AND ELEVATIONS date stamped DECEMBER 21, 2020 ~~May 29, 2018~~, except as modified by the following stipulations and as approved by the Planning and Development Department.
  - A. REFUSE CONTAINERS SHALL BE LOCATED A MINIMUM OF 65 FEET FROM ANY RESIDENTIAL DISTRICT ZONING LINES.
- ~~2. The development shall be in general conformance with the landscape plan and elevations date stamped May 29, 2018, as approved by the Planning and Development Department.~~
2. The driveway access along 22nd Street shall be restricted to right-in/left-out only, as approved by the Planning and Development Department.
3. Right-of-way totaling 25 feet shall be dedicated for the east half of 22nd
4. Street as approved by the Planning and Development Department.

4. The developer shall construct all streets adjacent to the development with
- ~~5.~~ paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
5. The property owner shall record a notice to Prospective Purchasers of
- ~~6.~~ Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
6. A minimum eight (8)-foot high block wall shall be required along the property
- ~~7.~~ lines abutting residential zoning.
7. The 8-foot high block wall along the east property line shall be constructed
- ~~8.~~ prior to any other development on site.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6505, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6505 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 17th day of March, 2021.

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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 PHO-2-20-- Z-18-15-2

PARCEL 1: (APN: 213-09-007C)

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE SOUTH 25 FEET THEREOF AS DEEDED TO MARICOPA COUNTY FOR ROADWAY PURPOSES BY QUITCLAIM DEED RECORDED APRIL 28, 1955 IN DOCKET 1610, PAGE 120, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 2: (APN: 213-07-007D)

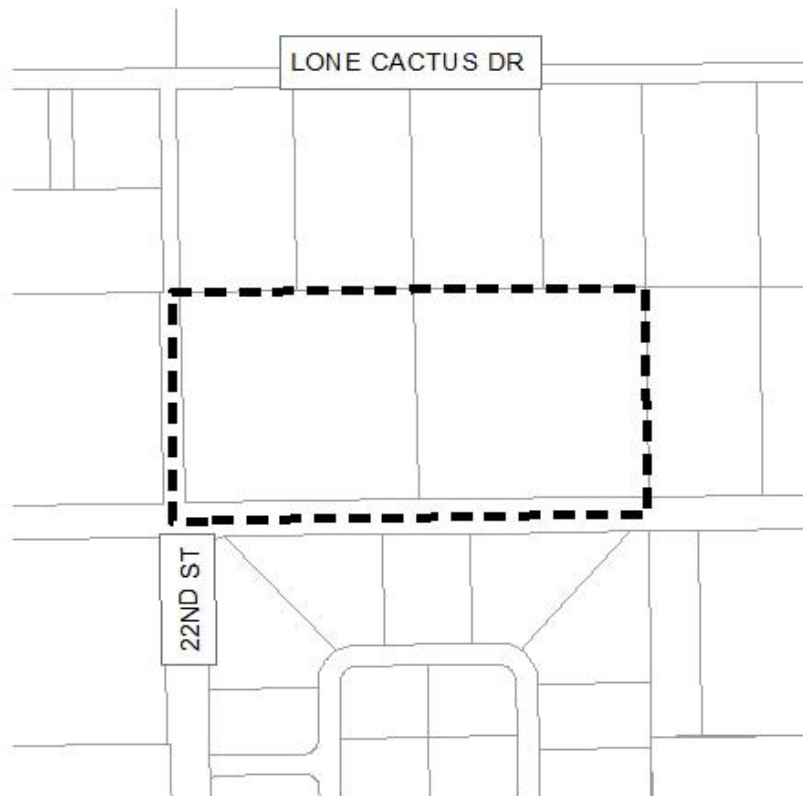
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE SOUTH 25 FEET THEREOF AS DEEDED TO MARICOPA COUNTY FOR ROADWAY PURPOSES BY QUITCLAIM DEED RECORDED APRIL 28, 1955 IN DOCKET 1610, PAGE 120, RECORDS OF MARICOPA COUNTY, ARIZONA.

# ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: \*

SUBJECT AREA: ■ ■ ■ ■ ■

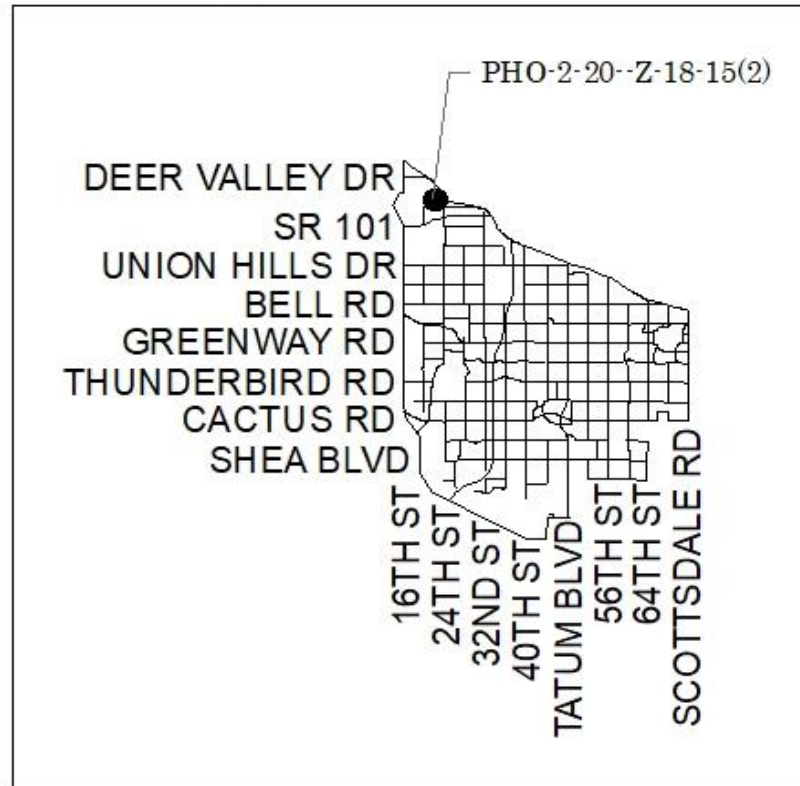


0 115 230 460 Feet

Zoning Case Number: PHO-2-20-Z-18-15(2)

Zoning Overlay: Deer Valley Airport Overlay District

Planning Village: Paradise Valley



NOT TO SCALE



Drawn Date: 2/19/2021