

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-82-08-8 PREVIOUSLY APPROVED BY
ORDINANCE G-5322.

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

SECTION 1. The zoning stipulations applicable located approximately 660
feet west of the northwest corner of 16th Street and Baseline Road in a portion of Section
33, Township 1 North, Range 3 East, as described more specifically in Attachment "A",
are hereby modified to read as set forth below.

STIPULATIONS:

1. ~~That~~ The RESIDENTIAL development shall be in general conformance to the site
plan DATE STAMPED JANUARY 3, 2018 and building elevations ~~(for the shopping
center portion of the request)~~ RENDERINGS date stamped November 21, 2008
APRIL 16, 2018 AND THE COMMERCIAL COMPONENT SHALL BE IN GENERAL
CONFORMANCE TO THE SITE PLAN AND BUILDING ELEVATIONS DATE
STAMPED NOVEMBER 21, 2008, as approved or modified by the PLANNING
AND Development Services Department.
2. THE DEVELOPER SHALL RECORD A NOTICE TO PROSPECTIVE
PURCHASERS OF PROXIMITY TO AIRPORT IN ORDER TO DISCLOSE THE
EXISTENCE AND OPERATIONAL CHARACTERISTICS OF WITHIN PHOENIX
SKY HARBOR INTERNATIONAL AIRPORT (PHX) TO FUTURE OWNERS OR
TENANTS OF THE PROPERTY.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-5322, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-5322 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 16th day of May , 2018.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

Exhibits:

A - Legal Description (1 Pages)

B - Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-18-- Z-82-08-8

A portion of G.L.O. Lot 6, Section 33, Township 1 North, Range 3 East, Gila and Salt River Meridian, Maricopa, County, Arizona, being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 33;
THENCE North 90 degrees 00 minutes 00 seconds West, along the South line of said Section 33, a distance of 707.65 feet;
THENCE North 00 degrees 00 minutes 00 seconds East, 60.00 feet to the POINT OF BEGINNING;
THENCE North 90 degrees 00 minutes 00 seconds West, 367.00 feet;
THENCE North 00 degrees 00 minutes 00 seconds East, 455.78 feet to the beginning of a non-tangent curve, the center of which bears South 10 degrees 40 minutes 21 seconds East, 125.00 feet;
THENCE easterly, along the arc of said curve to the right, through a central angle of 12 degrees 28 minutes 43 seconds for an arc distance of 27.22 feet;
THENCE South 88 degrees 11 minutes 38 seconds East, 340.08 feet;
THENCE South 00 degrees 00 minutes 00 seconds West, 447.16 feet to the POINT OF BEGINNING.

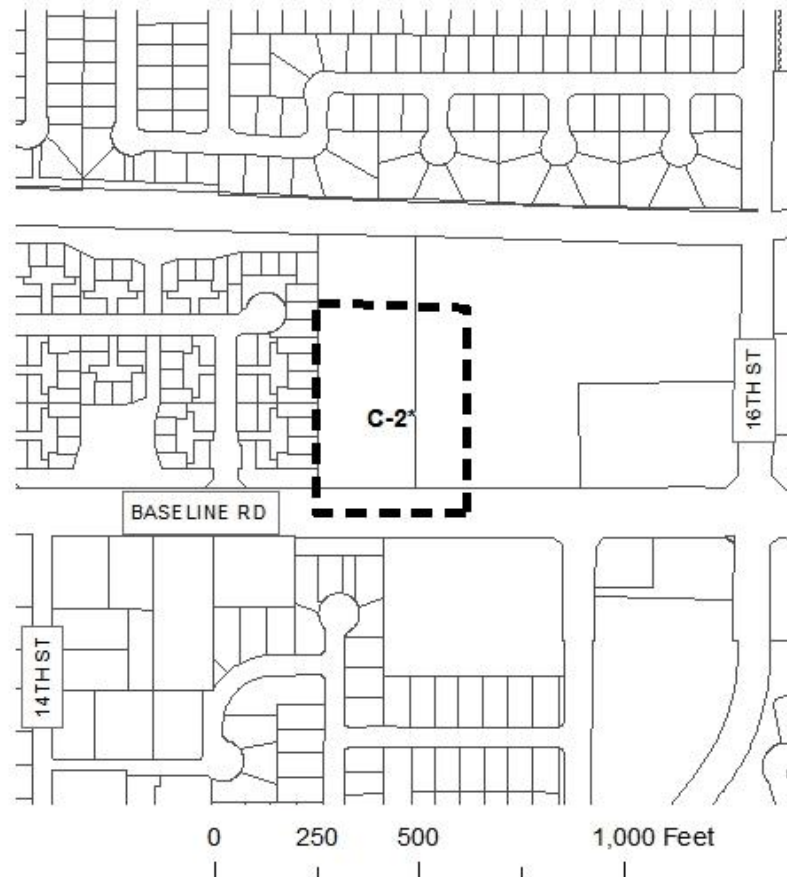
Subject parcel comprising 3.816 acres, more or less, and subject to all easements of record.

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

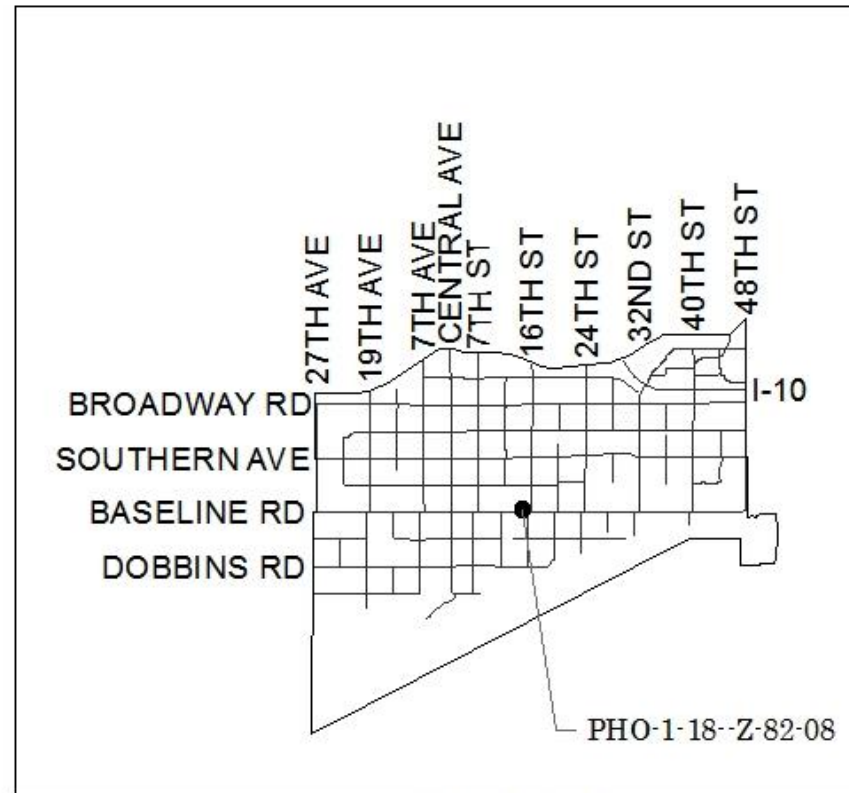
SUBJECT AREA: ■ ■ ■ ■ ■



Zoning Case Number: PHO-1-18-Z-82-08

Zoning Overlay: Baseline Area Plan and Overlay District

Planning Village: South Mountain



NOT TO SCALE



Drawn Date: 4/20/2018