

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-47-07-1 PREVIOUSLY APPROVED BY
ORDINANCE G-4947.

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

SECTION 1. The zoning stipulations applicable located approximately
775 feet north of the northwest corner of I-17 and Old West Trail in a portion of Section
10, Township 6 North, Range 2 East, as described more specifically in Attachment "A",
are hereby modified to read as set forth below.

STIPULATIONS:

1. ~~That conceptual site plan(s) and elevations shall be approved by the
Planning Hearing Officer through the public hearing process prior to
Development Services Department preliminary site plan approval. The site
plan(s) and elevations shall include the following:~~

THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH
THE SITE PLAN AND ELEVATIONS DATE STAMPED MARCH 5, 2021,
AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED
BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

- a. ~~Elevations which provide architectural consistency in building mass
and style, wall treatments, lighting, and signage.~~

- b. ~~The primary finishing materials for buildings shall consist of natural desert materials or materials which are appropriate for the natural desert context.~~
 - e. ~~Drive thru facilities shall be oriented so that drive thru windows are not visible from adjacent public streets.~~
 - d. ~~Landscaping, arcades, or overhangs which provide shaded walkways shall be utilized.~~
 - e. ~~That parking areas shall be designed with landscaped areas to break up the large expanses of parking.~~
 - f. ~~Special consideration shall be given to site design in the event residential uses are proposed to adequately mitigate the impacts of the proximity to Interstate 17, such as innovative site design, increased setbacks, sound barriers, and increased landscaping.~~
 - g. ~~An architectural plan shall be approved with the elevations. The architectural plan shall convey a sense of continuity throughout the development and at a minimum include the following:~~
 - i. ~~Natural accent materials such as brick, stone, or tile for buildings and signage.~~
 - ii. ~~Architectural detailing such as recesses, pop outs, shade walls, parapets, artistic insets, or pilasters.~~
 - iii. ~~Street appurtenances such as benches, seat walls, ramadas, shade structures, trash enclosures, lighting, and wayfinding signage.~~
 - iv. ~~Detail sections for screening and perimeter walls as well as walls interior to the site; said walls shall be designed and finished with materials similar to those of the buildings' architectural detailing.~~
2. THE LANDSCAPE PALETTE SHALL INCLUDE NATIVE AND DROUGHT RESISTANT SPECIES COMPATIBLE WITH AND REFLECTING THE SURROUNDING DESERT ENVIRONMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
3. ~~That~~ FOR COMMERCIAL LAND USES, a comprehensive sign plan for the entire property shall be approved by the Zoning Administrator FOR THE ENTIRE DEVELOPMENT in accordance with Section 705 of the Zoning Ordinance prior to Development Services Department final site plan approval for the first phase of development.
- 2.

4. ~~That~~ 55 feet of right-of-way shall be dedicated for the east half of 43rd Avenue as approved by the Street Transportation Department.
5. ~~That~~ Additional right-of-way shall be dedicated for the future expansion of the freeway/frontage road as approved by the Street Transportation Department.
6. ~~That~~ 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 or modified by the Street Transportation Department.
7. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
8. ~~That~~ The applicant shall submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading. Further archaeological monitoring and/or testing (trenching) may be necessary based on the results of the survey.
9. IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.
10. IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.
11. IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33- FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-4947, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-4947 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 19th day of May, 2021.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

Exhibits:

A - Legal Description (10 Pages)

B - Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-21—Z-47-07-1

PARCEL NO. 1:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10;

THENCE SOUTH 00 DEGREES 04 MINUTES EAST 1,036.65 FEET ALONG THE WEST LINE OF SAID SECTION 10 TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00 DEGREES 04 MINUTES EAST, 101.55 FEET;

THENCE EAST 1,289.52 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE BLACK CANYON HIGHWAY;

THENCE NORTH 101.70 FEET ALONG THE CURVED RIGHT-OF-WAY LINE OF SAID HIGHWAY TO A POINT 1,284.17 FEET EAST OF THE POINT OF BEGINNING;

THENCE WEST 1,284.17 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION WHICH IS CONVEYED TO CITY OF PHOENIX, A MUNICIPAL CORPORATION RECORDED IN WARRANTY DEED RECORDED DECEMBER 10, 2020 AS 2020-2020-1215783 DESCRIBED AS FOLLOWS:

THAT PORTION OF A PARCEL OF LAND DESCRIBED AS PARCEL NO. 1 IN DOCUMENT # 2010-0027004 LYING IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF PHOENIX BRASS CAP FLUSH FOUND AT THE NORTHWEST CORNER OF SAID SECTION 10, FROM WHICH THE GENERAL LAND OFFICE (GLO) BRASS CAP FOUND FLUSH AT THE WEST QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 2,634.74 FEET, SAID LINE BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 AND THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 1,036.61 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 OF THE FINAL PLAT OF "DAISY MOUNTAIN SUBSTATION" AS FOUND IN BOOK

1315 OF MAPS, PAGE 3 OF THE MARICOPA COUNTY RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 53 MINUTES 58 SECONDS EAST A DISTANCE OF 65.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET DISTANT FROM SAID WEST LINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 101.59 FEET TO A POINT ON THE SOUTH DEED LINE OF SAID PARCEL OF LAND;

THENCE ALONG SAID SOUTH DEED LINE, NORTH 89 DEGREES 53 MINUTES 58 SECONDS WEST A DISTANCE OF 65.00 FEET TO A POINT ON SAID WEST LINE OF THE NORTHWEST QUARTER;

THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 03 MINUTES 36 SECONDS EAST A DISTANCE OF 101.59 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10;

THENCE SOUTH 00 DEGREES 04 MINUTES EAST 1138.20 FEET ALONG THE WEST LINE OF SAID SECTION 10, TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 04 MINUTES EAST 337.93 FEET TO A POINT;

THENCE EAST 1313.06 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE BLACK CANYON HIGHWAY;

THENCE NORTH ALONG THE CURVED WEST RIGHT-OF-WAY LINE OF SAID HIGHWAY 338.78 FEET TO A POINT 1289.52 FEET EAST OF THE POINT OF BEGINNING;

THENCE WEST 1289.52 FEET TO THE POINT OF BEGINNING;

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT SOUTH 00 DEGREES 04 MINUTES EAST 1476.13 FEET OF THE NORTHWEST CORNER OF SAID SECTION 10;

THENCE EAST ALONG THE NORTH LINE OF A PARCEL DESCRIBED IN DOCKET 10323, PAGE 581, RECORDS OF MARICOPA COUNTY, ARIZONA, 996.91 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING EAST ALONG SAID NORTH LINE 316.15 FEET TO A POINT ON A CURVE BEING ON THE WEST, RIGHT-OF-WAY LINE OF THE PHOENIX-ROCK SPRINGS HIGHWAY AS ESTABLISHED BY INSTRUMENT RECORDED IN BOOK 556 OF DEEDS, PAGE 521, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE 99.98 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 11 SECONDS WEST 307.93 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 07 SECONDS WEST 97.12 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION WHICH IS CONVEYED TO CITY OF PHOENIX, A MUNICIPAL CORPORATION RECORDED IN WARRANTY DEED RECORDED DECEMBER 10, 2020 AS 2020-2020-1215783 DESCRIBED AS FOLLOWS:

THAT PORTION OF A PARCEL OF LAND DESCRIBED AS TRACT TWO PARCEL NO. 1 IN DOCUMENT # 2005-0946507 LYING IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF PHOENIX BRASS CAP FLUSH FOUND AT THE NORTHWEST CORNER OF SAID SECTION 10, FROM WHICH THE GENERAL LAND OFFICE (GLO) BRASS CAP FOUND FLUSH AT THE WEST QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 2,634.74 FEET, SAID LINE BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 AND THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 1,379.01 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 53 MINUTES 58 SECONDS EAST A DISTANCE OF 65.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET DISTANT FROM SAID WEST LINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 97.12 FEET TO A POINT ON THE SOUTH DEED LINE OF SAID PARCEL OF LAND;

THENCE ALONG SAID SOUTH DEED LINE, NORTH 89 DEGREES 53 MINUTES 58 SECONDS WEST A DISTANCE OF 65.00 FEET TO A POINT ON SAID WEST LINE OF THE NORTHWEST QUARTER;

THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 03 MINUTES 36 SECONDS EAST A DISTANCE OF 97.12 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION WHICH IS CONVEYED TO CITY OF PHOENIX, A MUNICIPAL CORPORATION RECORDED IN WARRANTY DEED RECORDED DECEMBER 10, 2020 AS 2020-2020-1215783 DESCRIBED AS FOLLOWS:

THAT PORTION OF A PARCEL OF LAND DESCRIBED AS PARCEL NO. 2 IN DOCUMENT # 2010-0027004 LYING IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVERBASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF PHOENIX BRASS CAP FLUSH FOUND AT THE NORTHWEST CORNER OF SAID SECTION 10, FROM WHICH THE GENERAL LAND OFFICE (GLO) BRASS CAP FOUND FLUSH AT THE WEST QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 2,634.74 FEET, SAID LINE BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 AND THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 1,138.20 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 53 MINUTES 58 SECONDS EAST A DISTANCE OF 65.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET DISTANT FROM SAID WEST LINE;
THENCE ALONG SAID PARALLEL LINE, SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 240.81 FEET TO A POINT ON THE SOUTH DEED LINE OF SAID PARCEL OF LAND;

THENCE ALONG SAID SOUTH DEED LINE, NORTH 89 DEGREES 53 MINUTES 58 SECONDS WEST A DISTANCE OF 65.00 FEET TO A POINT ON SAID WEST LINE OF THE NORTHWEST QUARTER;

THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 03 MINUTES 36 SECONDS EAST A DISTANCE OF 240.81 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING 10 FEET IN WIDTH AND LYING SOUTH OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT SOUTH 00 DEGREES 04 MINUTES EAST 1476.13 FEET OF THE NORTHWEST CORNER OF SAID SECTION 10;

THENCE EAST ALONG THE NORTH LINE OF A PARCEL DESCRIBED IN DOCKET 10323, PAGE 581, RECORDS OF MARICOPA COUNTY, ARIZONA, 996.91 FEET;

THENCE NORTH 00 DEGREES 24 MINUTES 07 SECONDS EAST 97.12 FEET TO THE BEGINNING OF SAID EASEMENT;

THENCE NORTH 89 DEGREES 31 MINUTES 11 SECONDS EAST 307.93 FEET TO THE TERMINUS OF SAID EASEMENT

PARCEL NO. 4 9V-17A:

THE NORTH 150 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT SOUTH 0 DEGREES 04 MINUTES EAST 1476.13 FEET OF THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 0 DEGREES 04 MINUTES EAST 650 FEET TO A POINT;

THENCE EAST 1371.27 FEET TO A POINT;

THENCE NORTH 5 DEGREES 31 MINUTES 235.32 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF THE PHOENIX-ROCK SPRINGS HIGHWAY, AS ESTABLISHED BY INSTRUMENT RECORDED IN BOOK 556 OF DEEDS, PAGE 521, TO A POINT BEING THE BEGINNING OF A CURVE OF THE SAID RIGHT-OF-WAY LINE;

THENCE ALONG THE CURVED RIGHT-OF-WAY LINE 415.74 FEET TO A POINT BEING 1316.9 FEET EAST OF THE POINT OF BEGINNING;

THENCE WEST 1316.90 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION WHICH IS CONVEYED TO CITY OF PHOENIX, A MUNICIPAL CORPORATION RECORDED IN WARRANTY DEED RECORDED DECEMBER 10, 2020 AS 2020-2020-1215783 DESCRIBED AS FOLLOWS:

THAT PORTION OF A PARCEL OF LAND DESCRIBED AS TRACT ONE PARCEL NO. 1 IN DOCUMENT # 2005-0946507 LYING IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF PHOENIX BRASS CAP FLUSH FOUND AT THE NORTHWEST CORNER OF SAID SECTION 10, FROM WHICH THE GENERAL LAND OFFICE (GLO) BRASS CAP FOUND FLUSH AT THE WEST QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 2,634.74 FEET, SAID LINE BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 AND THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 1,476.13 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 53 MINUTES 58 SECONDS EAST A DISTANCE OF 65.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET DISTANT FROM SAID WEST LINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTH DEED LINE OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT # 2018-0547706 OF THE MARICOPA COUNTY RECORDER;

THENCE ALONG LAST-MENTIONED NORTH DEED LINE, NORTH 89 DEGREES 53 MINUTES 58 SECONDS WEST A DISTANCE OF 65.00 FEET TO A POINT ON SAID WEST LINE OF THE NORTHWEST QUARTER;

THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 03 MINUTES 36 SECONDS EAST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 5: 9H-19

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT SOUTH 00 DEGREES 04 MINUTES 1476.13 FEET OF THE NORTHWEST CORNER OF SAID SECTION 10;

THENCE EAST ALONG THE NORTH LINE OF A PARCEL DESCRIBED IN DOCKET 10323, PAGE 581, RECORDS OF MARICOPA COUNTY, ARIZONA, 996.91 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING EAST ALONG SAID NORTH LINE 316.15 FEET TO A POINT ON A CURVE BEING ON THE WEST RIGHT-OF-WAY LINE OF THE PHOENIX-ROCK SPRINGS HIGHWAY AS ESTABLISHED BY INSTRUMENT RECORDED IN BOOK 556 OF DEEDS, PAGE 521, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE 99.98 FEET;

THENCE SOUTH 89 DEGREES 31 MINUTES 11 SECONDS WEST 307.93 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 07 SECONDS WEST 97.12 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 6

THAT PORTION OF A PARCEL OF LAND DESCRIBED AS TRACT ONE PARCEL NO. 1 IN DOCUMENT # 2005-0946507 LYING IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF PHOENIX BRASS CAP FLUSH FOUND AT THE NORTHWEST CORNER OF SAID SECTION 10, FROM WHICH THE GENERAL LAND OFFICE (GLO) BRASS CAP FOUND FLUSH AT THE WEST QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 2,634.74 FEET, SAID LINE BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 AND THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 1,476.13 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 53 MINUTES 58 SECONDS EAST A DISTANCE OF 65.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET DISTANT FROM SAID WEST LINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF

150.00 FEET TO A POINT ON THE NORTH DEED LINE OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT # 2018- 0547706 OF THE MARICOPA COUNTY RECORDER;

THENCE ALONG LAST-MENTIONED NORTH DEED LINE, NORTH 89 DEGREES 53 MINUTES 58 SECONDS WEST A DISTANCE OF 65.00 FEET TO A POINT ON SAID WEST LINE OF THE NORTHWEST QUARTER;

THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 03 MINUTES 36 SECONDS EAST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 7

THAT PORTION OF A PARCEL OF LAND DESCRIBED AS PARCEL NO. 1 IN DOCUMENT # 2010-0027004 LYING IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF PHOENIX BRASS CAP FLUSH FOUND AT THE NORTHWEST CORNER OF SAID SECTION 10, FROM WHICH THE GENERAL LAND OFFICE (GLO) BRASS CAP FOUND FLUSH AT THE WEST QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 2,634.74 FEET, SAID LINE BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 AND THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 1,036.61 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 OF THE FINAL PLAT OF "DAISY MOUNTAIN SUBSTATION" AS FOUND IN BOOK 1315 OF MAPS, PAGE 3 OF THE MARICOPA COUNTY RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 53 MINUTES 58 SECONDS EAST A DISTANCE OF 65.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET DISTANT FROM SAID WEST LINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 101.59 FEET TO A POINT ON THE SOUTH DEED LINE OF SAID PARCEL OF LAND;

THENCE ALONG SAID SOUTH DEED LINE, NORTH 89 DEGREES 53 MINUTES 58 SECONDS WEST A DISTANCE OF 65.00 FEET TO A POINT ON SAID WEST LINE OF THE NORTHWEST QUARTER;

THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 03 MINUTES 36 SECONDS EAST A DISTANCE OF 101.59 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 8

THAT PORTION OF A PARCEL OF LAND DESCRIBED AS TRACT TWO PARCEL NO. 1 IN DOCUMENT # 2005-0946507 LYING IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF PHOENIX BRASS CAP FLUSH FOUND AT THE NORTHWEST CORNER OF SAID SECTION 10, FROM WHICH THE GENERAL LAND OFFICE (GLO) BRASS CAP FOUND FLUSH AT THE WEST QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 2,634.74 FEET, SAID LINE BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 AND THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 1,379.01 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 53 MINUTES 58 SECONDS EAST A DISTANCE OF 65.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET DISTANT FROM SAID WEST LINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 97.12 FEET TO A POINT ON THE SOUTH DEED LINE OF SAID PARCEL OF LAND;

THENCE ALONG SAID SOUTH DEED LINE, NORTH 89 DEGREES 53 MINUTES 58 SECONDS WEST A DISTANCE OF 65.00 FEET TO A POINT ON SAID WEST LINE OF THE NORTHWEST QUARTER;

THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 03 MINUTES 36 SECONDS EAST A DISTANCE OF 97.12 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 9

THAT PORTION OF A PARCEL OF LAND DESCRIBED AS PARCEL NO. 2 IN DOCUMENT # 2010-0027004 LYING IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE

AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF PHOENIX BRASS CAP FLUSH FOUND AT THE NORTHWEST CORNER OF SAID SECTION 10, FROM WHICH THE GENERAL LAND OFFICE (GLO) BRASS CAP FOUND FLUSH AT THE WEST QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 2,634.74 FEET, SAID LINE BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 AND THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 1,138.20 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 53 MINUTES 58 SECONDS EAST A DISTANCE OF 65.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET DISTANT FROM SAID WEST LINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00 DEGREE 03 MINUTES 36 SECONDS WEST A DISTANCE OF 240.81 FEET TO A POINT ON THE SOUTH DEED LINE OF SAID PARCEL OF LAND;

THENCE ALONG SAID SOUTH DEED LINE, NORTH 89 DEGREES 53 MINUTES 58 SECONDS WEST A DISTANCE OF 65.00 FEET TO A POINT ON SAID WEST LINE OF THE NORTHWEST QUARTER;

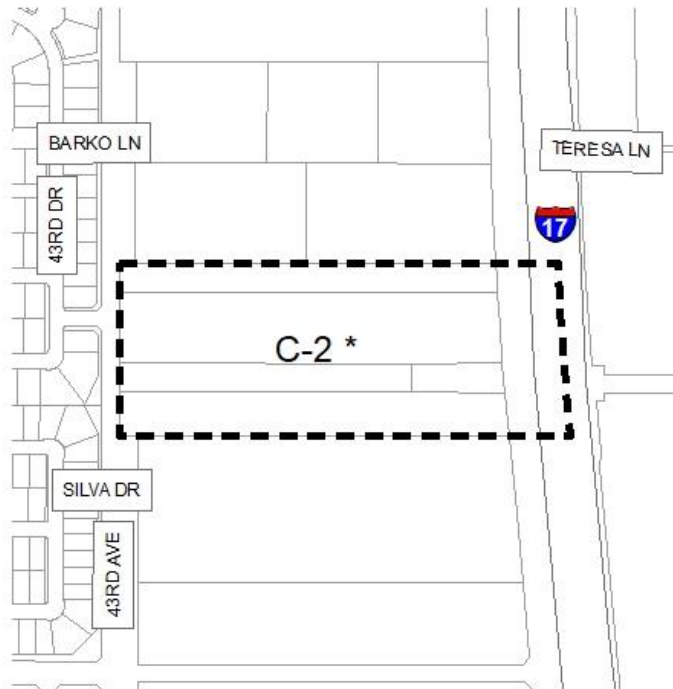
THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 03 MINUTES 36 SECONDS EAST A DISTANCE OF 240.81 FEET TO THE POINT OF BEGINNING.

ORDINANCE LOCATION MAP

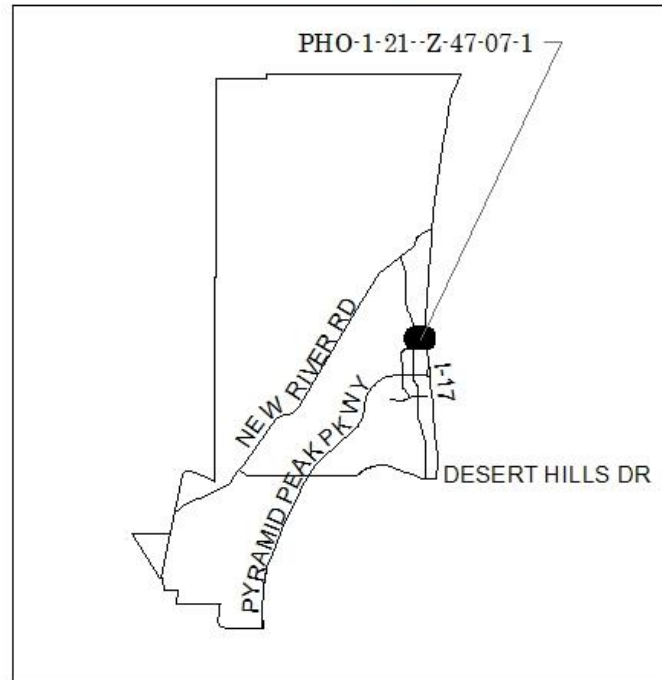
EXHIBIT B

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

Zoning Case Number: PHO-1-21-Z-47-07-1
Zoning Overlay: N/A
Planning Village: Rio Vista



0 235 470 940 Feet



NOT TO SCALE



Drawn Date: 4/27/2021