

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-129-07-1 PREVIOUSLY APPROVED BY
ORDINANCE G-5168.

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

SECTION 1. The zoning stipulations applicable located approximately
1825 feet east of 19th Avenue and the Alameda Road alignment in a portion of
Section 7, Township 4 North, Range 3 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. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Development Services Department.~~

THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE
SITE PLAN AND ELEVATIONS DATE STAMPED OCTOBER 22, 2021, AS
MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE
PLANNING AND DEVELOPMENT DEPARTMENT.

2. ~~That~~ The developer shall construct all streets within and adjacent to the development (except the frontage road) with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals as per plans approved by the PLANNING AND Development Services

Department. All improvements shall comply with all ADA accessibility standards.

3. ~~That~~ The developer shall provide proof of existence of federal patented right of way 33 feet in width along the following streets as approved by THE Street Transportation and PLANNING AND Development ~~Services~~ Departments to include:
 - a. North side of the east west midsection line Alameda Road alignment.
 - b. Both sides of the north south midsection line for 15th Avenue located between Parkview Lane and Alameda Road.
 - c. East side of the north south midsection line for 15th Avenue located north of Parkview Lane.
 - d. South side of the Parkview Lane alignment.
4. ~~That~~ The developer shall comply with requirements of the city's FINANCE DEPARTMENT'S Real Estate DIVISION Department for City's adoption of said patented right of way as public streets.
5. ~~That~~ The developer shall dedicate right of ways for properties as approved by THE Street Transportation and PLANNING AND Development ~~Services~~ Departments to include:
 - a. ~~33~~ MINIMUM 40 feet for the north half of Alameda Road.
 - b. ~~33~~ MINIMUM 30 feet for the south half of Parkview Lane.
 - c. ~~66~~ MINIMUM 60 feet full width for 15th Avenue.
 - d. ~~45-foot radius cul-de-sacs on Parkview Lane and Alameda Road as approved by Street Transportation and Development Services Departments.~~

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-5168 this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-5168 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 26th day of January, 2022.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:

A - Legal Description (1 Page)

B - Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-21--Z-129-07-1

The West Half of the Southwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 7, Township 4 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Excepting Therefrom All Coal, Oil, Gas and Other Minerals Deposits As Reserved In The Patent.

The Southeast Quarter of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 7, Township 4 North, range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Excepting Therefrom All Coal, Oil, Gas and Other Minerals Deposits As Reserved In The Patent.

The North Half of the East Half of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 7, Township 4 North, Range 3 East of the Gila and Salt River base and Meridian, Maricopa County, Arizona.

Excepting Therefrom All Coal, Oil, Gas and Other Minerals Deposits As Reserved In The Patent of Said Land.

The East Half of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 7, Township 4 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Except All Coal, Oil, Gas and Other Mineral Deposits, All Uranium, Thorium, or Any Other Material Which is or May be Determined to be Peculiarly Essential to the Production of Fissionable Materials, Whether or not of Commercial Value as Reserved to the United States of America in the Patent to Said Land.

The West Half of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 7, Township 4 North, Range 3 east of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

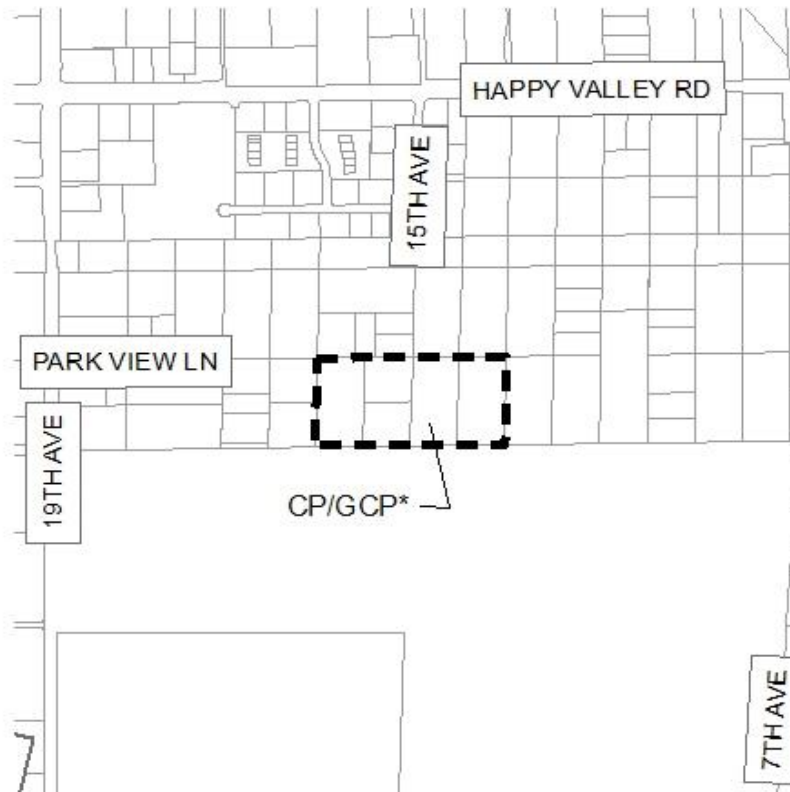
Except All Coal, Oil, Gas and Other Mineral Deposits as Reserved in Patent from the United States of America Recorded as Docket 1741, Page 324..

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

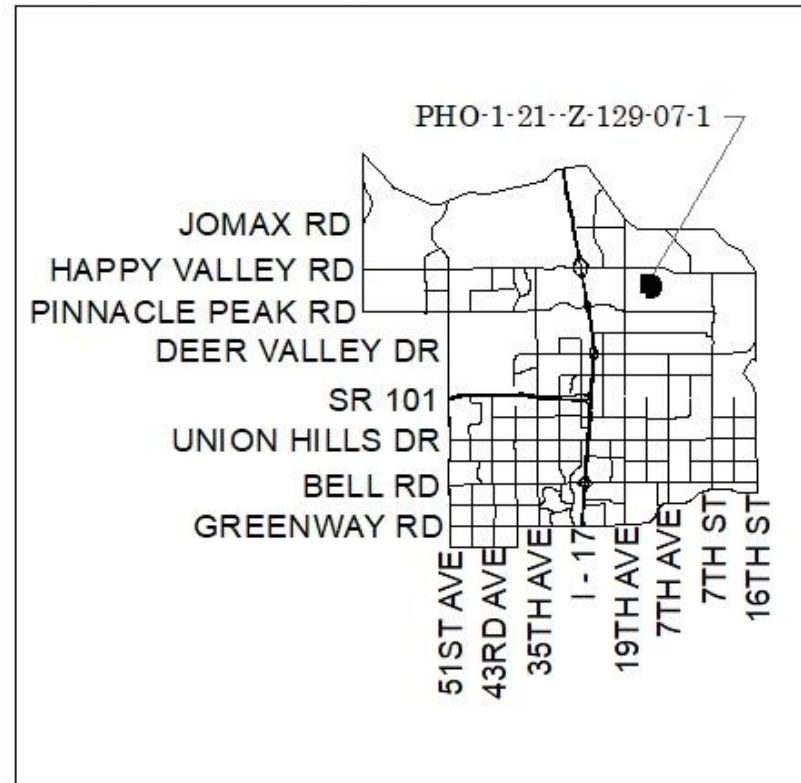


0 550 1,100 2,200 Feet

Zoning Case Number: PHO-1-21-Z-129-07-1

Zoning Overlay: Deer Valley Airport Overlay District (DVAO)

Planning Village: Deer Valley



NOT TO SCALE



Drawn Date: 12/29/2021