

## 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-110-08-7(5) PREVIOUSLY APPROVED BY  
ORDINANCE G-6166.

\_\_\_\_\_

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

SECTION 1. The zoning stipulations applicable located  
approximately 300 feet north of the northeast corner of 99th Avenue and McDowell  
Road in a portion of Section 33, Township 2 North, Range 1 East, as described  
more specifically in Attachment "A", are hereby modified to read as set forth below.

#### STIPULATIONS:

1. ~~That~~THE development shall be in general conformance to WITH the site  
plan date stamped SEPTEMBER 11, 2020 ~~March 11, 2016~~, as approved  
or modified by the Planning and Development Department.
2. ~~That~~ THE development shall be in general conformance to WITH the  
elevations date stamped SEPTEMBER 11, 2020 ~~March 2, 2016~~, with the  
~~addition of architectural embellishments and detailing on all sides of the~~  
~~buildings to include textural changes, pilasters, offsets, recesses, variation~~  
~~in window size and location, and/or other overhang canopies~~, as approved  
OR MODIFIED by the Planning and Development Department.
3. ~~That~~in the event the applicant obtains a landscape easement agreement  
from Roosevelt Irrigation District, view fencing shall be provided along the  
east property line along the Roosevelt Irrigation District Canal, as approved  
by the Planning and Development Department.

4. ~~That if~~ In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of that discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
5. ~~That a~~ Right-of-way totaling 75 feet shall be dedicated for the east half of 99th Avenue, as approved by the Planning and Development Department.
6. ~~That t~~ The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping, and other incidentals, as approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
7. ~~That t~~ The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department (602-262-6193). This form is a requirement of the EPA to meet clean air quality requirements.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6166, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6166 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 December, 2020.

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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-110-08-7(5)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 208.72 FEET OF THE NORTH 417.44 FEET OF THE SOUTH 717.44 FEET OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE WEST 65 FEET THEREOF.

SAID PARCEL CONTAIN 60008 SQUARE FEET MORE OR LESS.

# ORDINANCE LOCATION MAP

EXHIBIT B

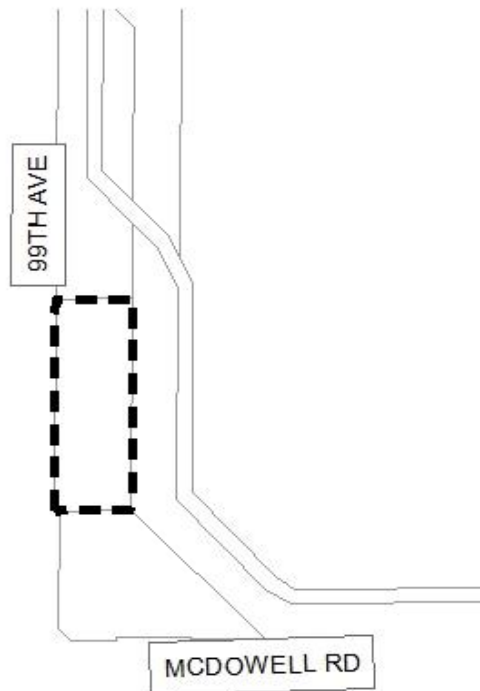
ZONING SUBJECT TO STIPULATIONS: \*

SUBJECT AREA: ■ ■ ■ ■ ■

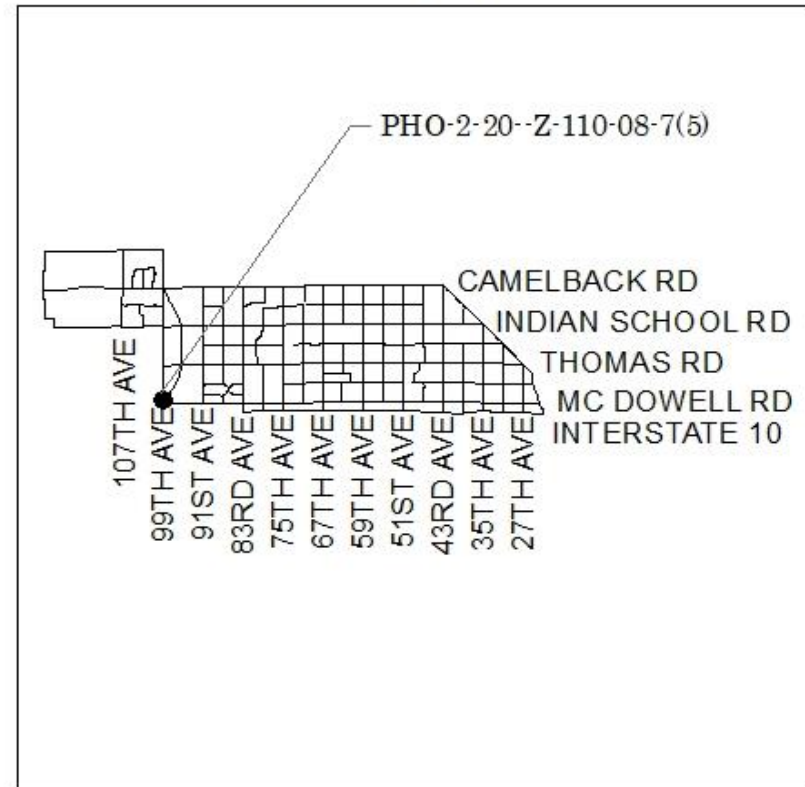
Zoning Case Number: PHO-2-20-Z-110-08-7(5)

Zoning Overlay: N/A

Planning Village: Maryvale



0 155 310 620 Feet



NOT TO SCALE



Drawn Date: 11/20/2020