

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 ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (Z-3-E-10-5) FROM PUD (PLANNED UNIT DEVELOPMENT), R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT), AND R-3 (MULTIFAMILY RESIDENCE DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of a 302.55-acre site located at multiple locations generally bounded by Interstate 17 Freeway to 35th Avenue, and Missouri Avenue to Camelback Road (including lots south of Camelback Road), in a portion of Sections 13, 14, 23, and 24 of Township 2 North, Range 2 East, as described more specifically in Exhibit "A", is hereby changed from 1.45 acres of "R1-6" (Single-Family Residence District), 5.03 acres of "R-3" (Multifamily Residence District), and 296.07 acres of "PUD" (Planned Unit Development), to 302.55 acres of "PUD" (Planned Unit Development).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B".

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the Grand Canyon University PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped March 17, 2022 as modified by the following stipulations.
 - a. Front Cover: Add "City Council adopted: [Insert Adoption date]" below "Hearing Draft: March 17, 2022"
 - b. Front Cover: Replace the underscore line following "PUD Zoning Case No. with "Z-3-E-10-5 (Major Amendment E)"
 - c. Throughout the development narrative and exhibits: update all maps, conceptual plans, and illustrations to depict all properties contained in the rezoning request.
2. The applicant shall submit a Traffic Impact Study/Statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. The Development will be responsible for all associated dedications and improvement funding as stipulated within the approved study.
3. 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 by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
4. 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.
5. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 4. 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 11th day of May 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 (17 Pages)
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-3-E-10-5

Within a portion of Sections 14, 14, 23, and 24, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

PARCEL NO. 1 (APN 153-18-012A) 5212 N. 29TH AVENUE

THE EAST HALF OF LOT 12, BLOCK 1, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 60 FEET.

CONTAINING 35,581 SQ. FT. OR 0.817 ACRE, MORE OR LESS

PARCEL NO. 2 (APN 153-19-025) 5219 N. 28TH DRIVE

LOT 4, BLOCK 1, OF PENNIE TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 43 OF MAPS, PAGE 5

CONTAINING 8,366 SQ. FT. OR 0.192 ACRE, MORE OR LESS

PARCEL NO. 3 (APN 153-19-026) 5223 N. 28TH DRIVE

LOT 5, BLOCK 1, PENNIE TRACT, ACCORDING TO BOOK 43 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINING 8,366 SQ. FT. OR 0.192 ACRE, MORE OR LESS

PARCEL NO. 4 (APN 153-19-028) 5231 N. 28TH DRIVE

LOT 7, BLOCK 1, PENNIE TRACT, A SUBDIVISION RECORDED IN BOOK 43 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINING 8,366 SQ.FT. OR 0.192 ACRE, MORE OR LESS

PARCEL NO. 5 (APN 153-19-029) 5235 N. 28TH DRIVE

LOT 8, BLOCK 1, PENNIE TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 43 OF MAPS, PAGE 5.

CONTAINING 8,366 SQ.FT. OR 0.192 ACRE, MORE OR LESS

PARCEL NO. 6 (APN 153-19-030) 5239 N. 28TH DRIVE

LOT 9, BLOCK 1, PENNIE TRACT, IN THE CITY OF PHOENIX, COUNTY OF MARICOPA, STATE OF ARIZONA, A SUBDIVISION RECORDED IN BOOK 43 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINING 8,622 SQ.FT. OR 0.198 ACRE, MORE OR LESS

PARCEL NO. 7 (APN 153-19-035) 5215 N. 29TH AVENUE

LOT (5), BLOCK (2) PENNIE TRACT, ACCORDING TO THE PLAT OF RECORDS IN THE OFFICE OF MARICOPA COUNTY RECORDER IN BOOK 43 OF MAPS, PAGE 5 THEREOF.

CONTAINING 8,207 SQ.FT. OR 0.188 ACRE, MORE OR LESS

PARCEL NO. 8 (APN 153-19-046) 5224 N. 28TH DRIVE

LOT 16, BLOCK 2, PENNIE TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 43 OF MAPS, PAGE 5.

CONTAINING 8,210 SQ.FT. OR 0.188 ACRE, MORE OR LESS

PARCEL NO. 9 (APN 153-28-001H) 5137 N. 29TH AVENUE

LOT 1, BLOCK 4, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 146 FEET.

CONTAINING 55,922 SQ.FT. OR 1.284 ACRES, MORE OR LESS

PARCEL NO. 10 (APN 153-28-011) 2731 W. COLTER STREET

THE EAST 65 FEET OF THE WEST 150 FEET OF LOT 5, BLOCK 4, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINING 8,714 SQ.FT. OR 0.200 ACRE, MORE OR LESS

PARCEL NO. 11 (APN 153-28-013) 2737 W. COLTER STREET

THE WEST 85 FEET OF LOT 5, BLOCK 4, OF HOMELAND, ACCORDING TO THE PLAT RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA, COUNTY, ARIZONA.

CONTAINING 11,393 SQ.FT. OR 0.262 ACRE, MORE OR LESS

PARCEL NO. 12 (APN 153-28-014) 2727 W. COLTER STREET

THAT PART OF LOT 5, BLOCK 4, OF HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED BOOK 15 OF MAPS, PAGE 18, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5;

THENCE EASTERLY AND ALONG THE NORTH LINE OF SAID LOT 5, 150 FEET TO THE POINT OF BEGINNING;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 5, 75 FEET;

THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 5 TO THE SOUTH LINE OF SAID LOT 5;

THENCE WEST 75 FEET ALONG THE SOUTH LINE OF SAID LOT 5;

THENCE NORTH TO THE POINT OF BEGINNING.

CONTAINING 10,057 SQ.FT. OR 0.231 ACRE, MORE OR LESS

PARCEL NO. 13 (APN NOS. 153-29-174, 153-29-175, 153-29-176A, & 153-29-176B) 5102, 5106, 5112, & 5116 N. 29TH AVENUE

LOTS 1, 2, AND 3, NORTH 29TH AVENUE ESTATES, ACCORDING TO PLAT RECORDED IN BOOK 1017 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINING 50,013 SQ.FT. OR 1.148 ACRES, MORE OR LESS.

PARCEL NO. 1:

THE SOUTH 120 FEET OF LOT 19, BLOCK 1, RE-PLAT OF STANLEY PARK, ACCORDING TO BOOK 23 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 7 FEET THEROF AS CONVEYED BY INSTRUMENT RECORD IN DOCKET 6167, PAGE 575, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 7 FEET OF SAID LOT 19;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST 7 FEET TO AN INTERSECTION WITH A LINE RUN EASTERLY AT RIGHT ANGLES TO THE WEST

LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, FROM A POINT THEREON WHICH IS 409 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER'

THENCE SOUTHEASTERLY TO THE SOUTHEAST CORNER OF THE WEST 8.56 FEET OF SAID LOT 19;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 19 TO THE POINT OF BEGINNING, AS CONVEYED BY INSTRUMENT RECORDED IN DOCKET 11591, PAGE 201, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINS 14,944 SQ. FT OR 0.343 ACRES, MORE OR LESS

PARCEL NO. 2:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF PHOENIX BRASS CAP IN HAND HOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 14, FROM WHICH A CITY OF PHOENIX BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 14 BEARS NORTH 89°55'51" WEST, 2621.08 FEET;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 NORTH 00°06'04" EAST, 40.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EAST LINE NORTH 00°06'04" EAST, 598.65 FEET TO A POINT ON THE WEST LINE OF LOT 1, BLOCK 3, PLAT OF "HOMELAND" AS RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE LEAVING THE WEST LINE OF SAID LOT, NORTH 89°54'46" WEST, A DISTANCE OF 430.00 FEET;

THENCE SOUTH 00°06'04" WEST, 598.80 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF CAMELBACK ROAD;

THENCE ALONG THE NORTH RIGHT OF WAY OF CAMELBACK ROAD, SOUTH 89°55'51" EAST, 430.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 257,446 SQUARE FEET OR 5.910 ACRES, MORE OR LESS.

PARCEL NO. 3:

LOT 1, 31ST AVENUE AND CAMELBACK MINI STORAGE, ACCORDING TO BOOK 576 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA BEING A REPLAT OF PORTIONS OF LOTS 9 AND 10, BLOCK 3, HOMELAND, AS RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA

CONTAINS 203,689 SQUARE FEET OR 4.676 ACRES, MORE OR LESS.

PARCEL NO. 4:

THE WEST 74 FEET OF THE NORTH 295 FEET OF LOT 1, BLOCK 3, HOMELAND, ACCORDING TO THE PLAT RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

CONTAINS 21,828 SQUARE FEET OR 0.501 ACRES, MORE OR LESS.

PARCEL NO. 5:

THE NORTH 78.5 FEET OF THE SOUTH HALF OF LOT 7, OF HOMESITE TRACTS, ACCORDING TO BOOK 18 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

THE SOUTH HALF OF THE SOUTH HALF OF LOT 7, OF HOMESITE TRACTS, ACCORDING TO BOOK 18 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 78.5 FEET OF THE SOUTH HALF OF LOT 7

CONTAINS 46,947 SQUARE FEET OR 1.078 ACRES, MORE OR LESS.

PARCEL NO. 6:

THE WEST HALF OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 8, BLOCK 1, OF HOMELAND, A SUBDIVISION, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 470 FEET THEREOF; AND

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PHOENIX, BY DEED RECORDED IN DOCKET 2753, PAGE 368, OF OFFICIAL RECORDS, AND AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 165.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 8;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 8, TO A POINT WHICH IS 470 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 8;

THENCE SOUTH, PARALLEL TO AND 470 FEET WEST OF THE EAST LINE OF SAID LOT 8, A DISTANCE OF 8 FEET;

THENCE WEST, PARALLEL TO AND 8 FEET SOUTH OF THE NORTH LINE OF SAID LOT 8, TO A POINT WHICH IS 8 FEET SOUTH AND 25 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 8;

THENCE SOUTH, PARALLEL TO AND 25 FEET EAST OF THE WEST LINE OF SAID LOT 8, TO A POINT WHICH IS 35 FEET NORTH AND 25 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 8;

THENCE SOUTHEASTERLY TO A POINT WHICH IS 25 FEET NORTH AND 35 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 8;

THENCE EAST, PARALLEL TO AND 25 FEET NORTH OF THE SOUTH LINE OF SAID LOT 8, TO A POINT ON THE EAST LINE OF SAID LOT 8;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8;

THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 627.5 FEET TO THE POINT OF BEGINNING.

CONTAINS 8,760 SQUARE FEET OR 0.201 ACRES, MORE OR LESS

PARCEL NO. 7:

THE WEST 15 FEET OF THE NORTH 8 FEET OF THE EAST 398 FEET OF LOT 6, BLOCK 1, OF HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED BOOK 15 OF MAPS; PAGE 18; TO THE POINT OF BEGINNING.

CONTAINS 120 SQUARE FEET OR 0.003 ACRES, MORE OR LESS

PARCEL NO. 8:

THE EAST 74 FEET OF THE WEST 204 FEET OF LOT 7, BLOCK 3, OF HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINS 24,665 SQUARE FEET OR 0.566 ACRES, MORE OR LESS.

PARCEL NO. 9:

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF "TRACT S", NORTHWEST VILLAGE UNIT FOUR, ACCORDING TO BOOK 55 OF MAPS, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 43 MINUTES 40 SECONDS EAST, ALONG THE NORTH BOUNDARY LINE OF SAID TRACT "S", ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF CAMELBACK ROAD, A DISTANCE OF 42.26 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 89 DEGREES 43 MINUTES 40 SECONDS EAST, CONTINUING ALONG SAID NORTH BOUNDARY LINE AND SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 191.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 00 DEGREES 00 MINUTES 30 SECONDS EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89 DEGREES 43 MINUTES 39 SECONDS, A DISTANCE OF 31.32 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF 29TH AVENUE;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST BOUNDARY LINE OF SAID TRACT "S" AND THE WEST RIGHT-OF-WAY LINE OF 29TH AVENUE, A DISTANCE OF 166.69 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, DEPARTING SAID EAST BOUNDARY LINE AND WEST RIGHT-OF-WAY LINE, A DISTANCE OF 34.96 FEET;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 94.90 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 40 SECONDS WEST, A DISTANCE OF 109.12 FEET;

THENCE NORTH 00 DEGREES 16 MINUTES 20 SECONDS WEST, A DISTANCE OF 119.10 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINS 29,721 SQ. FT OR 0.682 ACRES, MORE OR LESS

PARCEL NO. 10:

THE SOUTH 150 FEET OF LOT 2, BLOCK 4, OF HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED BOOK 15 OF MAPS; PAGE 18;

EXCEPT THE NORTH 75 FEET THEREOF;

AND EXCEPT THE EAST 164.09 FEET THEREOF:

CONTAINS 10,070 SQ. FT OR 0.231 ACRES, MORE OR LESS

PARCEL NO. 11:

THE NORTH 75 FEET OF THE SOUTH 150 FEET OF THE EAST 164.09 FEET OF LOT 2, BLOCK 4 OF HOMELAND, ACCORDING TO THE PLAT RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST 25 FEET THEREOF.

CONTAINS 10,465 SQ. FT OR 0.240 ACRES, MORE OR LESS

PARCEL NO. 12:

LOTS 3 AND 6, BLOCK 1, OF PENNIE TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 43 OF MAPS, PAGE 5.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS:

LOTS 1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17 AND 18, BLOCK 2, OF PENNIE TRACT, ACCORDING TO BOOK 43 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE SOUTH 25 FEET OF GEORGIA AVENUE, AS ABANDONED BY RESOLUTION NO 16556, AND RECORD IN DOCUMENT NO 85-0185520, RECORDS OF MARICOPA COUNTY, ARIZONA LYING BETWEEN THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 11 AND THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 12, BLOCK 2, PENNIE TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 43 OF MAPS, PAGE 5.

CONTAINS 156,178 SQUARE FEET OR 3.585 ACRES, MORE OR LESS

PARCEL NO. 13:

THAT PORTION OF LOT 4, BLOCK 2, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT;

THENCE EAST ALONG THE NORTH LINE 214 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE EAST 100 FEET OF THE WEST HALF OF SAID LOT 4;

THENCE SOUTH ALONG THE WEST LINE OF THE EAST 100 FEET OF THE WEST HALF OF LOT 4, 80 FEET;

THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOT, 214 FEET TO A POINT ON THE WEST LINE OF SAID LOT;

THENCE NORTH ALONG SAID WEST LINE 80 FEET TO THE POINT OF BEGINNING.

CONTAINS 17,096 SQUARE FEET OR 0.392 ACRES, MORE OR LESS

PARCEL NO. 14:

ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBERS (-----), RECORDS OF MARICOPA COUNTY, ARIZONA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

LOTS 1, 2 AND 8, RANDY ACRES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 83 OF MAPS, PAGE 2.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

THE NORTH 120 FEET OF LOT 3, BLOCK 4, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORD OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 8 FEET THEREOF: AND

EXCEPT ANY PORTION LYING WITHIN 28TH DRIVE AND COLTER STREET, AS SAID STREETS IS SHOWN ON PLAT OF RANDY ACRES, AS RECORDED IN BOOK 83 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA

CONTAINS 34,658 SQ. FT OR 0.796 ACRES, MORE OR LESS.

PARCEL NO. 15:

THE SOUTH 257 FEET OF THE EAST HALF OF LOT 13, BLOCK 4, OF HOMELAND ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 7 FEET THEREOF AS CONVEYED TO MARICOPA COUNTY BY QUITCLAIM DEED RECORDED IN DOCKET 2151, PAGE 474, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINS 20,485 SQ. FT OR 0.470 ACRES, MORE OR LESS.

PARCEL NO. 16:

LOT 4, BLOCK 4, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 25 FEET AS CONVEYED TO THE CITY OF PHOENIX IN DOCKET 7339, PAGE 218, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE WEST 8 FEET AS CONVEYED TO THE CITY OF PHOENIX IN DOCKET 7367, PAGE 499, RECORDS OF MARICOPA COUNTY, ARIZONA

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

LOTS 7 AND 8, BLOCK 4, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 456.67 FEET; AND

EXCEPT THE WEST 16 FEET THEREOF; AND

EXCEPT THAT PORTION OF SAID LOT 7, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 25 FEET OF SAID LOT, WITH THE ARC OF A CIRCULAR CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 45 FEET, THE CENTER OF WHICH IS THE INTERSECTION OF THE EAST LINE OF THE WEST 45 FEET OF SAID LOT, WITH THE SOUTH LINE OF THE NORTH 20 FEET THEREOF;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 12 FEET;

THENCE ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY IN THE SOUTH LINE OF THE NORTH 25 FEET OF SAID LOT;

THENCE WESTERLY ALONG SAID SOUTH LINE TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20 FEET;

THENCE ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY IN THE EAST LINE OF THE WEST 25 FEET OF SAID LOT;

THENCE SOUTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING;
AND ALSO
EXCEPT THE NORTH 25 FEET OF LOT 7; AND ALSO
EXCEPT THE SOUTH 25 FEET OF LOT 8; AND ALSO
EXCEPT THAT PART THEREOF LYING NORTH OF THE ARC OF A CIRCULAR
CURVE HAVING A RADIUS OF 45 FEET, THE RADIUS POINT OF WHICH IS
LOCATED AT THE INTERSECTION OF THE EAST LINE OF THE WEST 45 FEET
OF SAID LOT 7 WITH THE SOUTH LINE OF THE NORTH 20 FEET OF LOT 7.
TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;
THAT PORTION OF THE ABANDONED ALLEY RIGHT OF WAY, AS SET FORTH IN
RESOLUTION RECORDED IN DOCKET 15975, PAGE 1030, RECORDS
OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
THE WEST 16 FEET OF LOTS 7 AND 8, BLOCK 4, HOMELAND, ACCORDING TO
BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT THAT PART THEREOF LYING WITHIN THE SOUTH 25 FEET OF SAID
LOT 8; AND
EXCEPT THAT PART THEREOF LYING WITHIN 45 FEET OF THE POINT OF
INTERSECTION OF THE EAST LINE OF THE WEST 45 FEET OF SAID LOT 7 WITH
THE SOUTH LINE OF THE NORTH 20 FEET OF SAID LOT 7.
CONTAINS 150,735 SQ. FT OR 3.460 ACRES, MORE OR LESS

PARCEL NO. 17:

THE WEST 108 FEET OF LOT 12, BLOCK 2, HOMELAND, ACCORDING TO BOOK
15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 30 FEET THEREOF:

CONTAINS 14,139 SQ.FT. OR 0.325 ACRES, MORE OR LESS.

PARCEL NO. 18:

THE WEST 25 FEET OF LOT 14 IN BLOCK 2, HOMELAND, ACCORDING TO THE
PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 15 OF MAPS, PAGE 18 THEREOF.

CONTAINS 4,023 SQ.FT. OR 0.092 ACRES, MORE OR LESS

PARCEL NO. 19:

THE EAST 75 FEET OF THE WEST 150 FEET OF THE EAST 414 FEET OF LOT 12,
BLOCK 2, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS
OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 35 FEET THEREOF.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

THE WEST 75 FEET OF THE EAST 414 FEET OF LOT 12, BLOCK 2, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 30 FEET THEREOF.

CONTAINS 19,267 SQ.FT. OR 0.442 ACRES, MORE OR LESS.

PARCEL NO. 20

THE EAST 267.50 FEET OF LOT 15, BLOCK 2, OF HOMELAND, A SUBDIVISION RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 7 FEET THEREOF:

CONTAINS 41,935 SQUARE FEET OR 0.963 ACRES, MORE OR LESS.

PARCEL NO. 21

LOT 13, BLOCK 2, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 350 FEET THEREOF;

EXCEPT THE EAST 7 FEET THEREOF:

CONTAINS 43,137 SQUARE FEET OR 0.990 ACRES, MORE OR LESS.

PARCEL NO. 22:

THE EAST 127 FEET OF THE NORTH 84 FEET OF LOT 11, BLOCK 2, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 7 FEET THEREOF.

TOGETHER WITH THE FOLLOWING THE DESCRIBED PARCEL;

THE EAST 130 FEET OF LOT 12, BLOCK 2, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 30 FEET THEREOF; AND

EXCEPT THE EAST 7 FEET THEREOF.

CONTAINS 26,191 SQUARE FEET OR 0.601 ACRES, MORE OR LESS.

PARCEL NO. 23:

THE EAST 177 FEET OF LOTS 9 AND 10, BLOCK 2, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18 RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 7 FEET OF SAID LOTS 9 AND 10; AND

EXCEPT A PARCEL OF LAND BOUNDED ON THE EAST BY THE WEST LINE OF SAID EAST 7 FEET OF SAID LOT 9, ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 9 AND ON THE NORTHWEST BY THE ARC OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 12 FEET AND BEING TANGENT TO THE WEST LINE AND TO SAID SOUTH LINE;

CONTAINS 49,617 SQUARE FEET OR 1.139 ACRES, MORE OR LESS.

PARCEL NO. 24:

THE EAST 40 FEET OF THE EAST 160 FEET OF THE WEST 385 FEET OF LOT 5, BLOCK 4, HOMELAND, ACCORDING TO THE PLAT RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

LOT 5, BLOCK 4, HOMELAND ACCORDING TO THE PLAT RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 385 FEET THEREOF

EXCEPT THE EAST 222 FEET THEREOF.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

THE WEST 60 FEET OF THE EAST 100 FEET OF THE WEST 385 FEET OF LOT 5, BLOCK 4, HOMELAND, ACCORDING TO THE PLAT RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

THE WEST 60 FEET OF THE EAST 160 FEET OF THE WEST 385 FEET OF LOT 5, BLOCK 4, HOMELAND, ACCORDING TO THE PLAT RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA

CONTAINS 23,724 SQUARE FEET OR 0.545 ACRES, MORE OR LESS.

PARCEL NO. 25:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24,

TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 42 FEET; AND

EXCEPT THE EAST 10 FEET; AND

EXCEPT THE SOUTH 25 FEET; AND

EXCEPT THE WEST 170.48 FEET; AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF PHOENIX IN DOCUMENT RECORDED JULY 13, 2007 IN RECORDING NO. 2007-799760 AND RE-RECORDED APRIL 16, 2009 IN RECORDING NO. 2009-337839 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 24, TO THE EAST LINE OF THE WEST 170.48 FEET OF SAID NORTHWEST QUARTER;

THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 42 FEET OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING;

THENCE EASTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 19 FEET TO AN ORTHOGONAL LINE DESIGNATED HEREIN AS LINE "A";

THENCE CONTINUING EASTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 12 FEET, TO AN ORTHOGONAL LINE DESIGNATED HEREIN AS LINE "B"

THENCE CONTINUING EASTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 30 FEET;

THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 50 FEET OF SAID NORTHWEST QUARTER AND SAID LINE "B";

THENCE SOUTHERLY ALONG SAID LINE "B", A DISTANCE OF 4 FEET;

THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 59 FEET OF SAID NORTHWEST QUARTER AND LINE "A";

THENCE WESTERLY ALONG LAST SAID SOUTH LINE, A DISTANCE OF 19 FEET TO SAID EAST LINE;

THENCE NORTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING;

CONTAINS 37,637 SQ. FT OR 0.864 ACRES, MORE OR LESS

PARCEL NO. 26:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE BLACK CANYON HIGHWAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;

THENCE NORTH 89 DEGREES 57 MINUTES 40 SECONDS EAST, 630.00 FEET;

THENCE NORTH 00 DEGREES 49 MINUTES 40 SECONDS EAST, 42.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 47 MINUTES 46 SECONDS EAST, 428.04 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 18 SECONDS EAST 59.84 FEET;

THENCE SOUTH 00 DEGREES 38 MINUTES 56 SECONDS WEST 123.83 FEET;

THENCE SOUTH 00 DEGREES 50 MINUTES 22 SECONDS WEST 304.21 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS WEST 59.94 FEET TO THE POINT OF BEGINNING.

CONTAINS 25,693 SQ. FT OR 0.590 ACRES, MORE OR LESS

PARCEL NO. 27:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE BLACK CANYON HIGHWAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;

THENCE NORTH 89 DEGREES 57 MINUTES 40 SECONDS EAST 792.26 FEET;

THENCE NORTH 00 DEGREES 45 MINUTES 56 SECONDS EAST 41.97 FEET TO A CORNER POINT ON DEED RECORDED IN RECORDING NO. 86-531860 AND THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 45 MINUTES 56 SECONDS EAST 302.59 FEET;

THENCE NORTH 00 DEGREES 45 MINUTES 56 SECONDS EAST 125.45 FEET TO A POINT ON A NORTH LINE ON DEED RECORDED IN RECORDING NO. 86-531860;

THENCE NORTH 89 DEGREES 57 MINUTES 18 SECONDS EAST 458.35 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE BLACK CANYON HIGHWAY (INTERSTATE HIGHWAY 17);

THENCE SOUTH 06 DEGREES 34 MINUTES 57 SECONDS WEST 40.06 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 52 SECONDS WEST 276.80 FEET;

THENCE SOUTH 03 DEGREES 19 MINUTES 27 SECONDS WEST 159.56 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 45 SECONDS WEST 15.03 FEET;

THENCE SOUTH 04 DEGREES 08 MINUTES 50 SECONDS WEST 229.17 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS WEST 141.84 FEET TO THE POINT OF BEGINNING.

CONTAINS 79,924 SQUARE FEET OR 1.835 ACRES, MORE OR LESS

PARCEL NO. 28:

INTENTIONALLY REMOVED.

PARCEL NO. 29:

LOT 12, BLOCK 2, OF HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 414.00 FEET; AND

EXCEPT THE WEST 108 FEET; AND

EXCEPT THE NORTH 10 FEET; AND

EXCEPT THE SOUTH 20.00 FEET OF THE NORTH 30.00 FEET AS QUIT CLAIMED TO MARICOPA COUNTY IN DOCKET 406, PAGE 197, RECORDS OF MARICOPA COUNTY, ARIZONA

CONTAINS 13,456 SQ.FT. OR 0.309 ACRES, MORE OR LESS.

PARCEL NO. 30:

LOT 12, BLOCK 2, OF HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18,
RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 130.00 FEET THEREOF;

EXCEPT THE WEST 360.55 FEET THEREOF;

EXCEPT THE SOUTH 20.00 FEET OF THE NORTH 30.00 FEET AS CONVEYED TO
MARICOPA COUNTY IN DOCKET 406, PAGE 197, RECORDS OF MARICOPA
COUNTY, ARIZONA

EXCEPT THE NORTH 10 FEET THEREOF.

CONTAINS 17,549 SQ.FT. OR 0.403 ACRES, MORE OR LESS.

ORDINANCE LOCATION MAP

EXHIBIT B

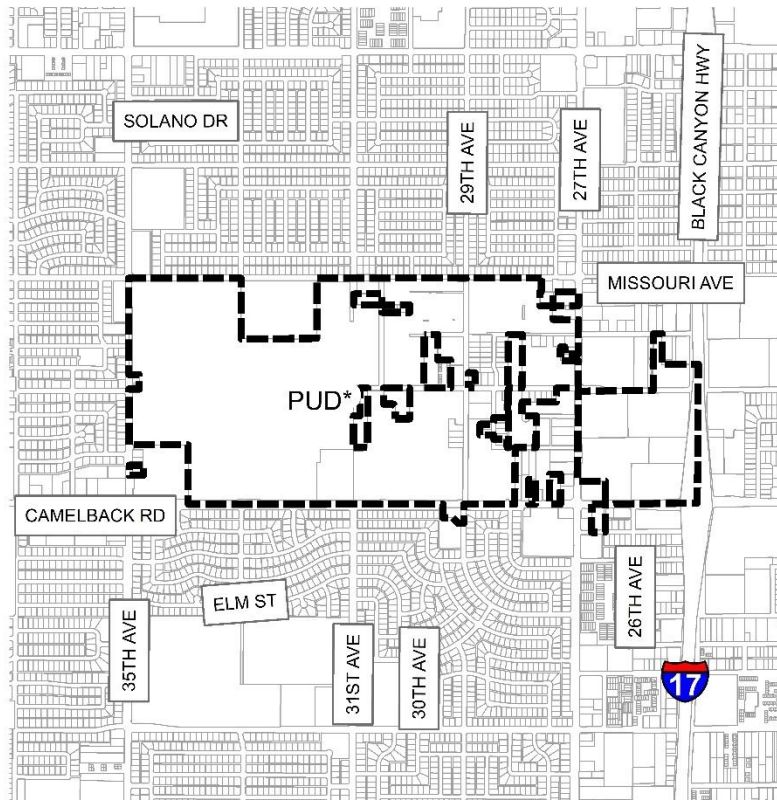
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

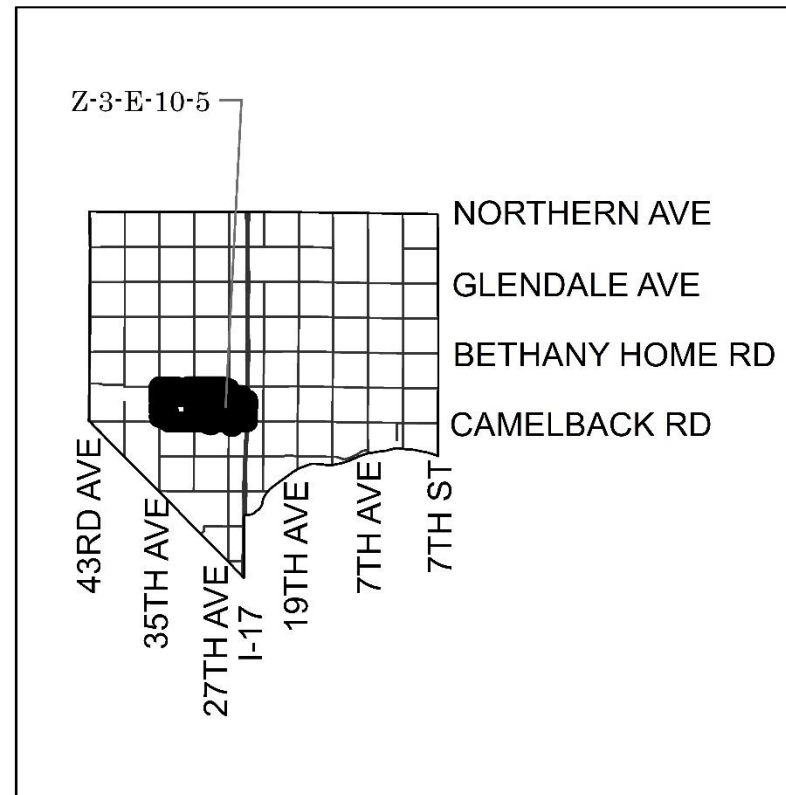
Zoning Case Number: Z-3-E-10-5 (PUD)

Zoning Overlay: N/A

Planning Village: Alhambra



0 900 1,800 3,600 Feet



NOT TO SCALE



Drawn Date: 4/12/2022