

## 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 (CASE Z-SP-7-17-3) FROM C-2 (INTERMEDIATE COMMERCIAL) TO C-2 SP (INTERMEDIATE COMMERCIAL, SPECIAL PERMIT FOR MASSAGE ESTABLISHMENT AND ALL UNDERLYING C-2 USES).

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

SECTION 1. The zoning of an approximately 0.02-acre property located southeast corner of 19th Avenue and Greenway Road in a portion of Section 7, Township 3 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "C-2" (Intermediate Commercial), to "C-2 SP" (Intermediate Commercial, Special Permit for massage establishment and all underlying C-2 uses).

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. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims in a form approved by the City Attorney's Office. 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 1st day of November, 2017.

\_\_\_\_\_  
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)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-SP-7-17-3

A PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 3 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA:

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 7, FROM WHICH A BRASS CAP IN A POTHOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 7 BEARS SOUTH 00°00'30" EAST 2641.11 FEET;

THENCE SOUTH 00°00'30 EAST 415.57 FEET;

THENCE SOUTH 89°54'32" EAST 87.50 FEET TO THE SOUTHWEST CORNER OF AN EXISTING BUILDING;

THENCE CONTINUING SOUTH 89°54'32" EAST 147.81 FEET ALONG THE SOUTH FACE OF SAID EXISTING BUILDING TO THE SOUTHWEST CORNER OF SUITE 113 AND THE POINT OF BEGINNING;

THENCE NORTH 00°05'28" EAST 65.00 FEET TO THE NORTHWEST CORNER OF SUITE 113;

THENCE SOUTH 89°54'32" EAST 18.00 FEET TO THE NORTHEAST CONER OF SUITE 113;

THENCE SOUTH 00°05'28" WEST 65.00 FEET TO THE SOUTHEAST CORNER OF SUITE 113;

THENCE NORTH 89°54'32" WEST 18.00 FEET TO THE SOUTHWEST CORNER OF SUITE 113 AND THE POINT OF BEGINNING.

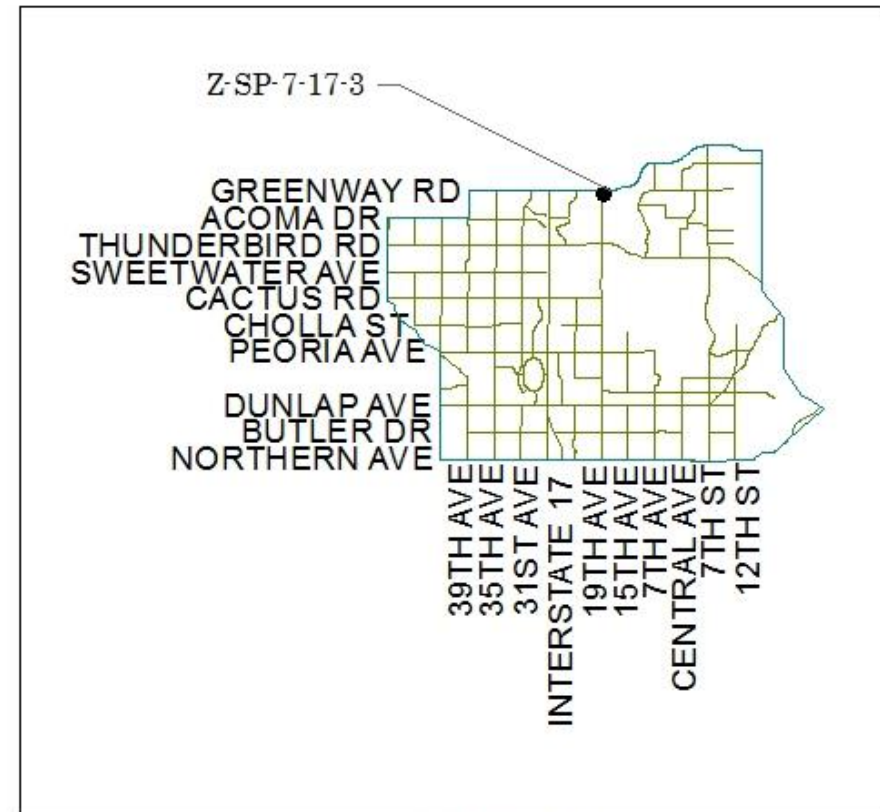
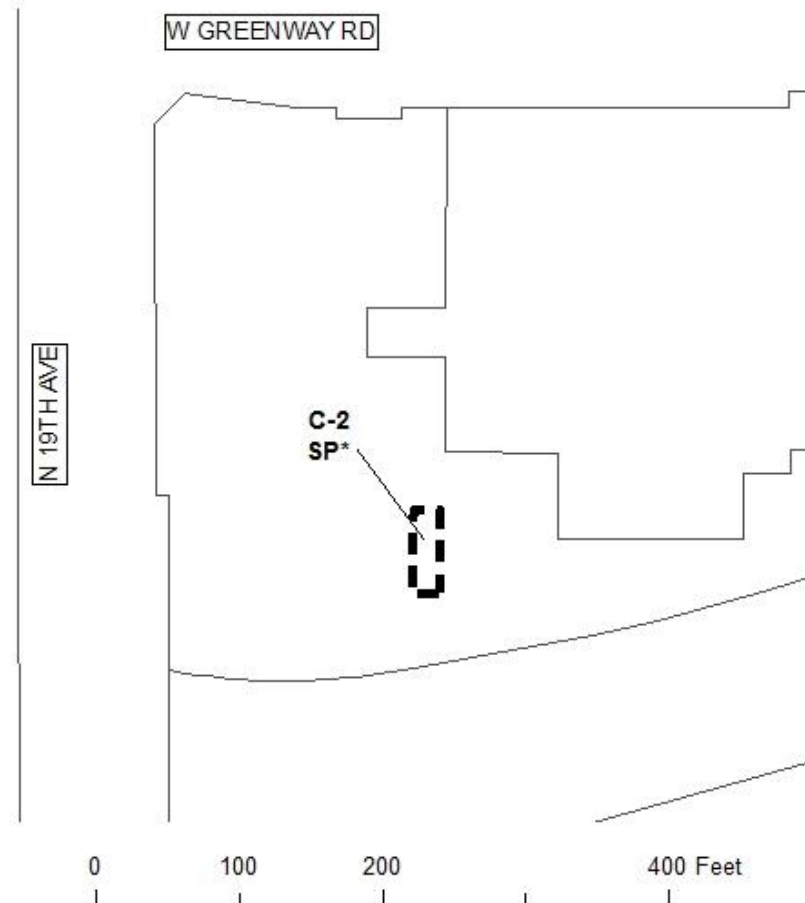
CONTAINS 1,170 SQUARE FEET, MORE OR LESS.

# ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-SP-7-17-3  
Zoning Overlay: N/A  
Planning Village: North Mountain



NOT TO SCALE



Drawn Date: 10/6/2017