

**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-13-2) FROM C-2 DNS/WVR DRSP (INTERMEDIATE COMMERCIAL DISTRICT, DENSITY WAIVER, DESERT RIDGE SPECIFIC PLAN) TO C-2 DNS/WVR DRSP SP (INTERMEDIATE COMMERCIAL DISTRICT, DENSITY WAIVER, DESERT RIDGE SPECIFIC PLAN, SPECIAL PERMIT).

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

SECTION 1. The zoning of an approximately 0.10-acre property located at northwest corner of Tatum Boulevard and Rose Garden Lane in a portion of Section 19, Township 4 north, Range 4 east, as described more specifically in Exhibit "A", is hereby changed from "C-2 DNS/WVR DRSP" (Intermediate Commercial District, Density Waiver, Desert Ridge Specific Plan) to "C-2 DNS/WVR DRSP SP" (Intermediate Commercial District, Density Waiver, Desert Ridge Specific Plan, Special Permit).

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:

None.

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 5th day of April, 2017.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

REVIEWED BY:

\_\_\_\_\_ City Manager

**Exhibits:**

A – Legal Description (4 Pages)

B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-SP-13-16-2

A PORTION OF TRACT A, BLOCK 5, ACCORDING TO STATE PLAT NO. 44, DESERT RIDGE WEST, BOOK 454 OF MAPS, PAGE 25 RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP FLUSH, LS 33307, AT THE EAST QUARTER CORNER OF SAID SECTION 19, FROM WHICH A FOUND BRASS CAP FLUSH AT THE SOUTHEAST CORNER OF SAID SECTION 19 BEARS SOUTH 00 DEGREES 01 MINUTES 08 SECONDS WEST, A DISTANCE OF 2640.57 FEET;

THENCE NORTH 16 DEGREES 39 MINUTES 40 SECONDS WEST, A DISTANCE OF 381.62 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 41 MINUTES 05 SECONDS WEST, A DISTANCE OF 4.00 FEET;

THENCE NORTH 00 DEGREES 18 MINUTES 55 SECONDS WEST, A DISTANCE OF 0.50 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 14.71 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 06 SECONDS WEST, A DISTANCE OF 0.50 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 1.96 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 06 SECONDS WEST, A DISTANCE OF 0.33 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 4.05 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 06 SECONDS EAST, A DISTANCE OF 2.88 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 15.34 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 06 SECONDS WEST, A DISTANCE OF 0.55 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 3.32 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 06 SECONDS EAST, A DISTANCE OF 0.55 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 15.34 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 06 SECONDS WEST, A DISTANCE OF 0.54 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 3.30 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 06 SECONDS EAST, A DISTANCE OF 0.51 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 10.67 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 06 SECONDS WEST, A DISTANCE OF 0.50 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 7.77 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 06 SECONDS EAST, A DISTANCE OF 32.74 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 6.18 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 06 SECONDS EAST, A DISTANCE OF 10.71 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 06 SECONDS EAST, A DISTANCE OF 14.10 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 05 SECONDS EAST, A DISTANCE OF 53.94 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 55 SECONDS EAST, A DISTANCE OF 6.31 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 05 SECONDS EAST, A DISTANCE OF 13.01 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 11.00 FEET, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 17.28 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 05 SECONDS EAST, A DISTANCE OF 2.04 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 55 SECONDS EAST, A DISTANCE OF 2.73 FEET;

THENCE SOUTH 89 DEGREES 41 MINUTES 05 SECONDS WEST, A DISTANCE OF 2.53 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 55 SECONDS EAST, A DISTANCE OF 5.95 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 05 SECONDS EAST, A DISTANCE OF 2.53 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 55 SECONDS EAST, A DISTANCE OF 2.75 FEET;

THENCE SOUTH 89 DEGREES 41 MINUTES 05 SECONDS WEST, A DISTANCE OF 2.53 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 55 SECONDS EAST, A DISTANCE OF 5.95 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 05 SECONDS EAST, A DISTANCE OF 2.59 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 55 SECONDS EAST, A DISTANCE OF 8.82 FEET;

THENCE SOUTH 89 DEGREES 41 MINUTES 05 SECONDS WEST, A DISTANCE OF 0.50 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 55 SECONDS EAST, A DISTANCE OF 12.70 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 05 SECONDS EAST, A DISTANCE OF 0.50 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 55 SECONDS EAST, A DISTANCE OF 4.12 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,485 SQUARE FEET OR 0.103 ACRES, MORE OR LESS.

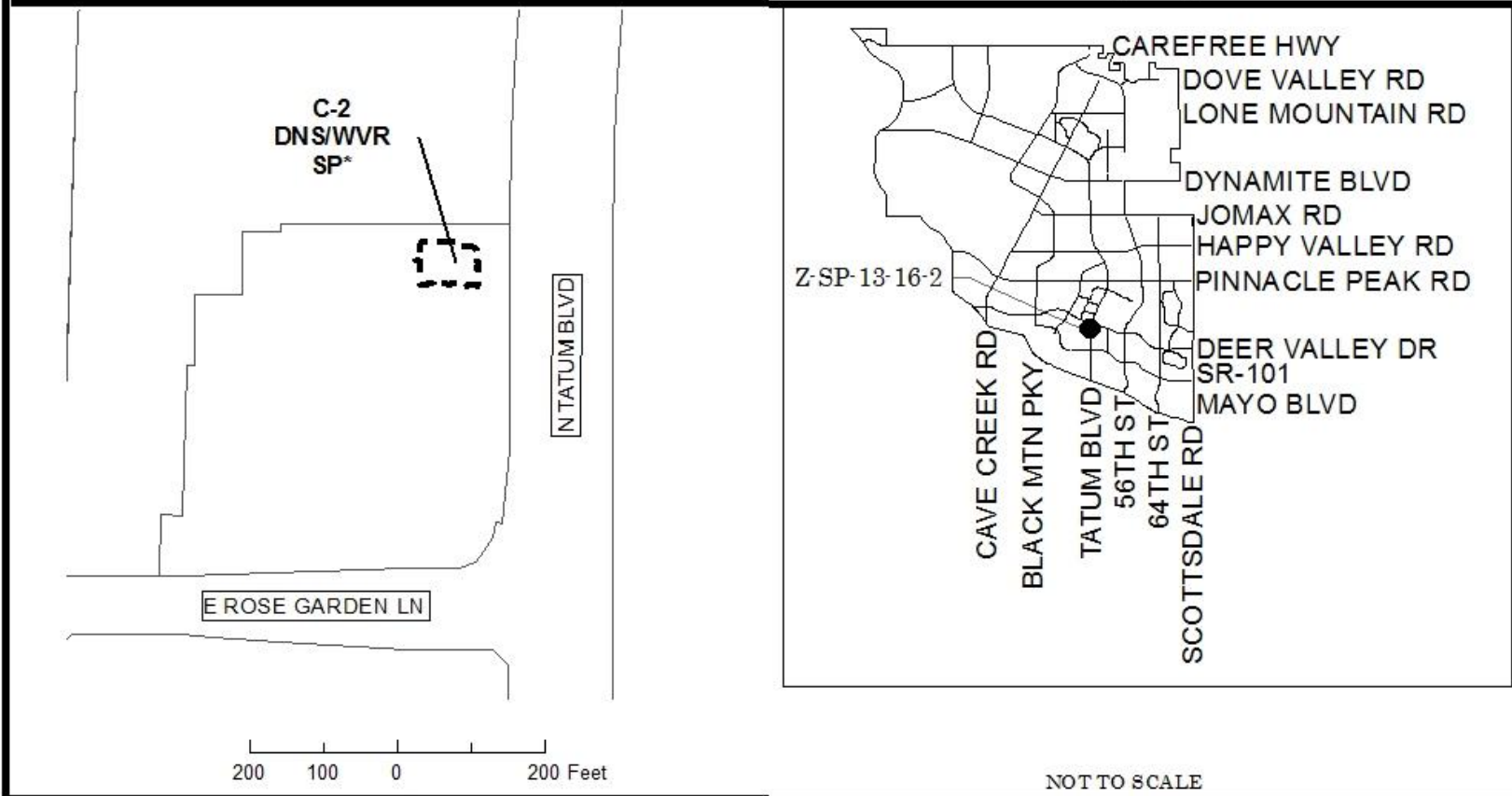
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# ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-SP-13-16-2  
Zoning Overlay: Desert Ridge Specific Plan  
Planning Village: Desert View



NOT TO SCALE

Drawn Date: 2/23/2017