

## 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-77-16-2 PREVIOUSLY APPROVED BY  
ORDINANCE G-6314.

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

SECTION 1. The zoning stipulations applicable located approximately 551  
feet west of the southwest corner of Cave Creek Road and Ashler Hills Drive in a portion  
of Section 18, Township 5 North, Range 3 East, as described more specifically in  
Attachment "A", are hereby modified to read as set forth below.

#### STIPULATIONS:

1. The development shall be in general conformance with the site plan date stamped  
~~October 11, 2016~~ NOVEMBER 1, 2017, as modified by the following stipulations  
and approved by the Planning and Development Department.

#### STREETS

2. Right-of-way totaling 30 feet shall be dedicated for the south half of Ashler Hills  
Drive, as approved by the Planning and Development Department.
3. The developer shall update all existing off-site street improvements (sidewalk, curb  
ramps, and driveways) to current ADA guidelines, as approved by Planning and  
Development Department.
4. 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.

5. 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 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6314, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6314 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 24th day of January , 2018.

\_\_\_\_\_  
MAYOR

ATTEST:

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

APPROVED AS TO FORM:

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

REVIEWED BY:

\_\_\_\_ City Manager

Attachments:

A - Legal Description (1 Page)

B - Ordinance Location Map (1 Page)

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ATTACHMENT A

LEGAL DESCRIPTION FOR PHO-1-17-- Z-77-16-2

The North half of the West half of the East half of the Northeast quarter of the Southeast quarter of Section 18, Township 5 North, Range 4 East, of the Gila Salt River Base and Meridian, Maricopa County, Arizona.

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# ORDINANCE LOCATION MAP

ATTACHMENT B

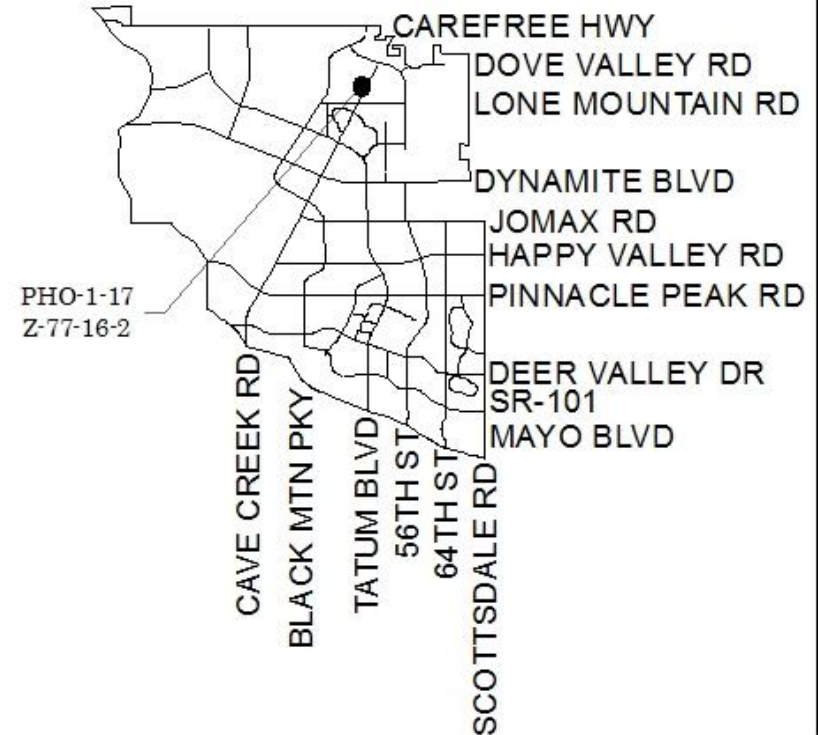
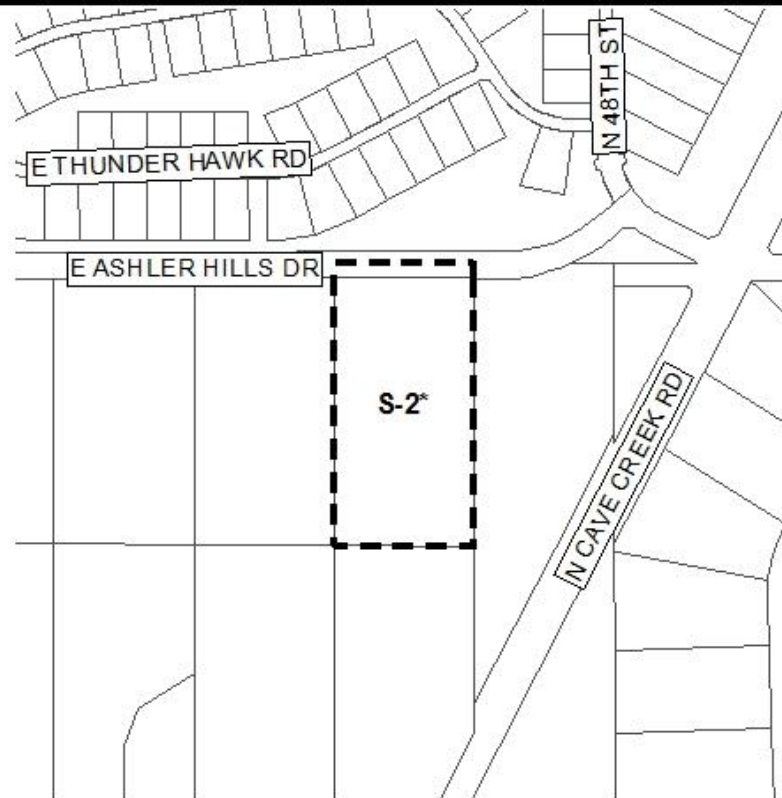
ZONING SUBJECT TO STIPULATIONS: \*

SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: PHO-1-17 – Z-77-16-2

Zoning Overlay: N/A

Planning Village: Desert View



NOT TO SCALE



Drawn Date: 12/29/2017