

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-54-20-6) FROM R-O (RESIDENTIAL OFFICE – RESTRICTED COMMERCIAL DISTRICT) TO R-O HP (RESIDENTIAL OFFICE – RESTRICTED COMMERCIAL DISTRICT, HISTORIC PRESERVATION).

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

SECTION 1. The zoning of a 0.58-acre site located on the southeast corner of 44th Street and Devonshire Avenue in a portion of Section 19, Township 2 North, Range 4 East, as described more specifically in Exhibit “A”, is hereby changed from “R-O” (Residential Office – Restricted Commercial District) to “R-O HP” (Residential Office – Restricted Commercial District, Historic Preservation).

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. 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 3rd day of March 2021.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

Exhibits:

A – Legal Description (2 Pages)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-59-20-6

Lot 1 of ARCADIA 44, according to Book 1321 of Maps, Page 21, records of Maricopa County, Arizona;

EXCEPT that portion conveyed to the City of Phoenix, a municipal corporation, in Recording No. 2017-

701466 and re-recorded in Recording No. 2017-836144, and more particularly described as:

A portion of the Southeast quarter of Section 19, Township 2 North, Range 4 East of the Gila and Salt

River Base and Meridian, Maricopa County, Arizona, and more particularly described as follows:

COMMENCING at the intersection of Devonshire Avenue and 44th Street, found Brass Cap in Handhole,

whence the Center Quarter Corner of said Section 19, Brass Cap in Handhole, bears North 00 degrees

03 minutes 58 seconds East, a distance of 1830.89 feet;

THENCE South 00 degrees 03 minutes 58 seconds West (Basis of Bearings), as shown on the Final Plat

for "ARCADIA 44", recorded in Book 1321 of Maps, page 21, Official Records of Maricopa County,

Arizona departing from said intersection of Devonshire Avenue and 44th Street, along the monument line

of 44th Street, to the Southwest subdivision corner of said "ARCADIA 44", a distance of 165.01 feet;

THENCE South 88 degrees 27 minutes 00 seconds East, a distance of 42.01 feet to a point on the

Easterly right-of-way line of said 44th Street, said point also being the Southwest property corner of Lot 1

of "ARCADIA 44", and the POINT OF BEGINNING;

THENCE North 00 degrees 03 minutes 58 minutes East, along said Easterly right-of-way line of 44th

Street, a distance of 128.65 feet, to a point of non-tangent curvature, concave Southeasterly, having a

radius of 19.49 feet, and a radial bearing of South 63 degrees 44 minutes 57 seconds East;

THENCE Northeasterly along the arc of said curve and said right-of-way line to the right, through a

central angle of 65 degrees 17 minutes 57 seconds, a distance 22.21 feet to a point of tangency on the

Southerly right-of-way line of said Devonshire Avenue;

THENCE South 88 degrees 27 minutes 00 seconds East, along said Southerly right-of-way line of

Devonshire Avenue, a distance of 5.53 feet to a point of non-tangent curvature, having a radius of 20.00

feet and a radial bearing of South 1 degrees 33 minutes 00 seconds West;
THENCE Southwesterly along the arc of said curve to the left, through a central angle of 91 degrees 29 minutes 02 seconds, to a point of tangency, a distance 31.93 feet;
THENCE South 00 degrees 03 minutes 58 seconds West, along a line being parallel with and 45.00 feet
Easterly of, as measured perpendicular to the monument line of said 44th Street, to a point on the
Southerly subdivision boundary line of said "ARCADIA 44", a distance of 119.48 feet;
THENCE North 88 degrees 27 minutes 00 seconds West, along said Southerly subdivision boundary line,
a distance of 3.0 feet returning to said POINT OF BEGINNING.

ORDINANCE LOCATION MAP

EXHIBIT B

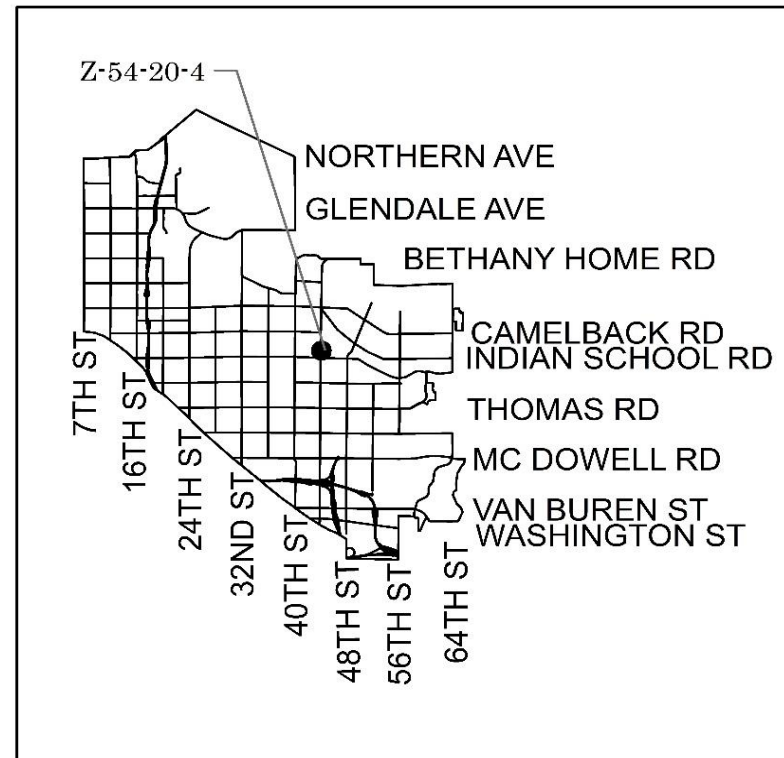
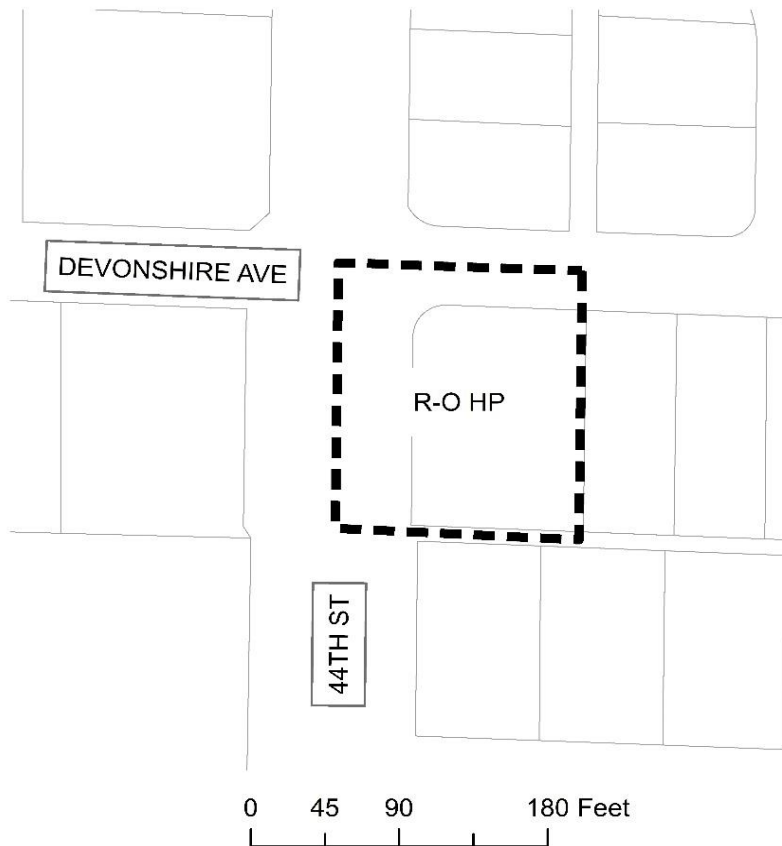
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-54-20-4

Zoning Overlay: N/A

Planning Camelback East



NOT TO SCALE



Drawn Date: 2/4/2021