

## 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-52-18-4) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT) TO R1-6 HP (SINGLE-FAMILY RESIDENCE DISTRICT, HISTORIC PRESERVATION DISTRICT).

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

SECTION 1. The zoning of an approximately 123.55-acre property located at the southeast corners of 19th Avenue and Thomas Road, and 15th Avenue and Encanto Boulevard in a portion of Section 31, Township 2 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "R1-6" (Single-Family Residence District) to "R1-6 HP" (Single-Family Residence District, Historic Preservation District).

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 5th day of December, 2018.

\_\_\_\_\_  
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-52-18-4

PART NO. 1:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 3 EAST, G&SRB&M, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 31, ALSO BEING THE INTERSECTION OF THE MONUMENT LINES OF 19TH AVENUE AND THOMAS ROAD;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND THE MONUMENT LINE OF THOMAS ROAD TO THE INTERSECTION WITH THE MONUMENT LINE OF 16TH AVENUE AS SHOWN ON THE PLAT FOR MARGARITA PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 17 OF MAPS AT PAGE 14;

THENCE SOUTHERLY ALONG SAID MONUMENT LINE OF 16TH AVENUE TO THE MONUMENT LINE OF WINDSOR AVENUE AS SHOWN ON SAID PLAT;

THENCE EASTERLY ALONG THE MONUMENT LINE OF SAID WINDSOR AVENUE TO A POINT IN THE EAST LINE OF SAID NORTHWEST QUARTER AND THE MONUMENT LINE OF 15TH AVENUE AS SHOWN ON SAID PLAT FOR MARGARITA PLACE;

THENCE SOUTHERLY ALONG SAID EAST LINE OF THE NORTHWEST QUARTER TO THE INTERSECTION NORTH LINE OF NORTON HOUSE HISTORICAL PRESERVATION OVERLAY PARCEL NO. 5, AS DEFINED IN CITY OF PHOENIX REZONING CASE# Z-37-89-7, SAID NORTH LINE ALSO BEING A LINE PARALLEL WITH AND 260 FEET NORTHERLY OF THE MONUMENT LINE OF VIRGINIA AVENUE AS SHOWN ON THE PLAT FOR DEL NORTE PLACE PLAT B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 20 OF MAPS AT PAGE 43;

THENCE WESTERLY ALONG SAID PARALLEL LINE TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 363 WESTERLY OF SAID EAST LINE OF THE NORTHWEST QUARTER;

THENCE SOUTHERLY ALONG LAST SAID PARALLEL LINE TO A POINT IN THE MONUMENT LINE OF VIRGINIA AVENUE AS SHOWN ON SAID PLAT FOR DEL NORTE PLACE PLAT B;

THENCE WESTERLY ALONG THE MONUMENT LINE OF SAID VIRGINIA AVENUE, TO THE MONUMENT LINE OF 17TH AVENUE AS SHOWN ON SAID PLAT FOR DEL NORTE PLACE PLAT B;

THENCE SOUTHERLY ALONG SAID MONUMENT LINE OF 17TH AVENUE AND THE SOUTHERLY PROLONGATION THEREOF, THROUGH THE RIGHT OF WAY FOR 17TH AVENUE AS SHOWN ON THE PLAT FOR DEL NORTE PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY

RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 16 OF MAPS AT PAGE 38, TO A POINT IN THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 31;  
THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 31 AND A POINT IN THE MONUMENT LINE OF 19TH AVENUE;  
THENCE NORTHERLY ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND SAID MONUMENT LINE OF 19TH AVENUE TO THE SOUTHWEST CORNER OF THE SUBDIVISION SHOWN ON THE PLAT FOR ENCANTO HEIGHTS AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 40 OF MAPS AT PAGE 34;  
THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF LAST SAID SUBDIVISION;

THENCE NORTHERLY ALONG THE EAST LINE OF LAST SAID SUBDIVISION TO THE NORTHEAST CORNER OF LAST SAID SUBDIVISION;  
THENCE WESTERLY ALONG THE NORTH LINE OF LAST SAID SUBDIVISION TO THE NORTHWEST CORNER OF LAST SAID SUBDIVISION, SAID CORNER ALSO BEING A POINT IN THE WEST LINE OF SAID NORTHWEST QUARTER AND THE MONUMENT LINE OF 19TH AVENUE;  
THENCE NORTHERLY ALONG SAID WEST LINE AND MONUMENT LINE OF 19TH AVENUE TO THE POINT OF BEGINNING.

PART NO. 2:

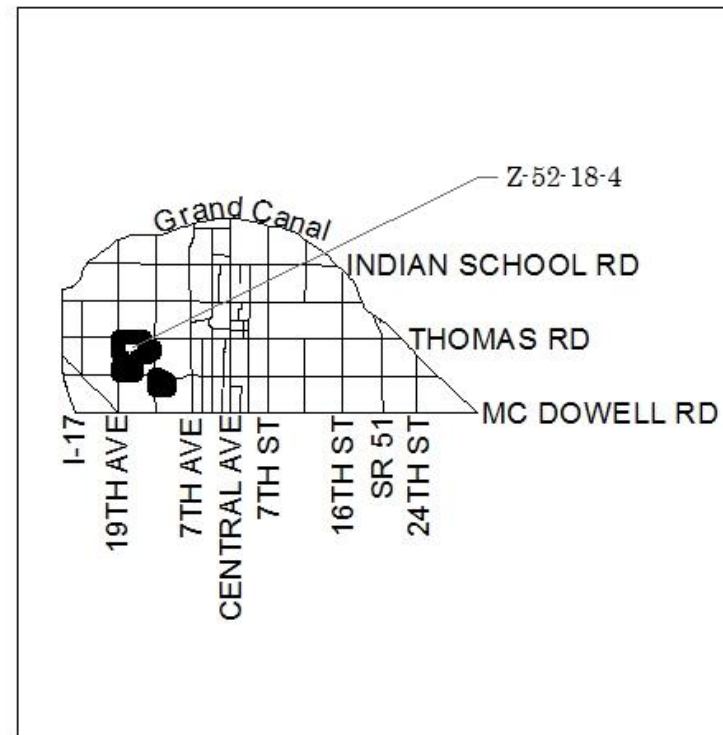
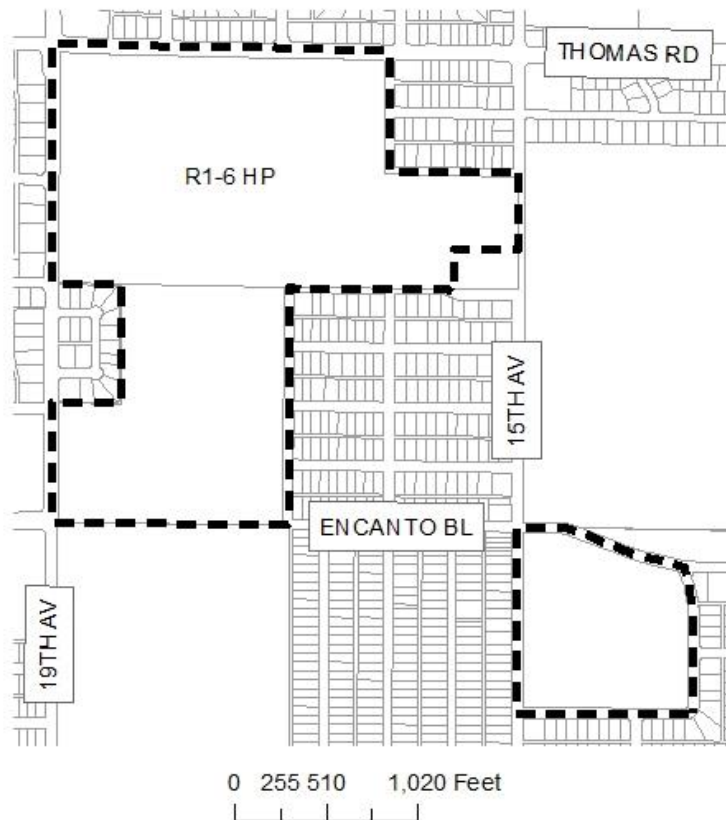
ALL OF TRACT 1, AND THOSE PARTS OF THE RIGHTS OF WAY FOR 15TH AVENUE, ENCANTO BOULEVARD, 12TH AVENUE AND HOLLY STREET AS SHOWN ON THE PLAT FOR WEST ENCANTO AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 24 OF MAPS AT PAGE 4, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 3 EAST, G&SRB&M, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS;  
BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 31, ALSO BEING THE INTERSECTION OF 15TH AVENUE AND ENCANTO BOULEVARD AS SHOWN ON SAID PLAT FOR WEST ENCANTO AMENDED;  
THENCE EASTERLY ALONG THE MONUMENT LINE OF SAID ENCANTO BOULEVARD TO THE INTERSECTION WITH THE MONUMENT LINE OF 12TH AVENUE, AS SHOWN ON SAID PLAT;  
THENCE SOUTHERLY ALONG SAID MONUMENT LINE OF SAID 12TH AVENUE TO THE INTERSECTION WITH MONUMENT LINE OF HOLLY STREET AS SHOWN ON SAID PLAT;  
THENCE WESTERLY ALONG SAID MONUMENT LINE TO A POINT IN THE WEST LINE OF SAID SOUTHEAST QUARTER AND THE MONUMENT LINE OF 15TH AVENUE AS SHOWN ON SAID PLAT;  
THENCE NORTHERLY ALONG SAID WEST LINE AND MONUMENT LINE TO THE POINT OF BEGINNING.

# ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-52-18-4  
Zoning Overlay: N/A  
Planning Village: Encanto



NOT TO SCALE



Drawn Date: 11/1/2018