

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 ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-87-22-6) FROM C-3 (GENERAL COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of a 4.48-acre site located approximately 875 feet south of the southwest corner of 56th Street and Van Buren Street in a portion of Section 8, Township 1 North, Range 4 East, as described more specifically in Exhibit "A," is hereby changed from "C-3" (General Commercial) to "PUD" (Planned Unit Development).

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. An updated Development Narrative for the Broadstone 56 PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped December 20, 2023, as modified by the following stipulations:
 - a. Front cover: Revise the date information on the cover page to the following: City Council Adopted: [Add Adoption Date]
 - b. Page 12, Development Standards, 1. Development Standards Table, Sidewalk Standards: Add a provision for the detached landscape area: Minimum five-foot-wide landscape strip between back of curb and sidewalk
 - c. Page 15, Landscape Standards, Planting Guidelines, Shade Trees: Update third bullet point to reflect that minimum 30% of all trees be 3-inch caliper.
 - d. Page 26, I. Comparative Zoning Table, Update the Comparative Zoning Table to be consistent with the PUD Development Standards Section.
2. The developer shall dedicate right-of-way and construct a half-radius temporary turn around at the termination of 55th Place.
3. The developer shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation 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. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

6. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
7. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
8. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
9. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
10. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. 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 6th day of March, 2024.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:

A – Legal Description (8 Pages)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-87-22-6

PARCEL NO. 1:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH 590 FEET THEREOF; AND EXCEPT THE WEST 170 FEET THEREOF.

PARCEL NO. 2:

THE EAST 150 FEET OF THE WEST 170 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH 600 FEET THEREOF.

PARCEL NO. 3:

THAT PORTION OF AN ABANDONED ROADWAY VACATED IN RESOLUTION NO. 20250 RECORDED JUNE 7, 2005 IN 2005-0762764 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 20 FEET OF THAT PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING SOUTH OF THE WESTERLY PROLONGATION OF THE LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 20 FEET EAST AND 370 FEET SOUTH OF THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE EAST A DISTANCE OF 150 FEET;

THENCE SOUTH A DISTANCE OF 85 FEET TO THE POINT OF BEGINNING;

THENCE WEST A DISTANCE OF 150 FEET TO THE TERMINUS OF THE LINE DESCRIBED HEREIN; AND THE EAST 20 FEET OF THAT PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, LYING SOUTH OF THE WESTERLY PROLONGATION OF THE LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 20 FEET EAST AND 370 FEET SOUTH OF THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE EAST A DISTANCE OF 150 FEET;

THENCE SOUTH A DISTANCE OF 85 FEET TO THE POINT OF BEGINNING;

THENCE WEST A DISTANCE OF 150 FEET TO THE TERMINUS OF THE LINE DESCRIBED HEREIN; AND THE WEST 5 FEET OF THE EAST 25 FEET OF THAT PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 50 FEET NORTH OF THE SOUTHEAST CORNER OF SAID WEST HALF;

THENCE WEST A DISTANCE OF 164.64 FEET;

THENCE NORTH A DISTANCE OF 50 FEET;

THENCE EAST A DISTANCE OF 164.64 FEET;

THENCE SOUTH A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS SOUTH 89 DEGREES 39 MINUTES 50 SECONDS WEST, A DISTANCE OF 2642.30 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 791.94 FEET, TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 264.44 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 08 SECONDS WEST, LEAVING SAID EAST LINE OF SECTION, A DISTANCE OF 159.54 FEET;

THENCE NORTH 00 DEGREES 18 MINUTES 53 SECONDS WEST, A DISTANCE OF 263.59 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST, A DISTANCE OF 159.73 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO CLAREMONT MARKETING GROUP, INC., AN ARIZONA CORPORATION BY WARRANTY DEED RECORDED AS 2003-0493237 OF OFFICIAL RECORDS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS NORTH 89 DEGREES 38 MINUTES 50 SECONDS WEST A DISTANCE OF 2,642.30 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 791.94 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 127.82 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST, LEAVING SAID EAST LINE OF SAID SECTION, A DISTANCE OF 159.64 FEET;

THENCE NORTH 00 DEGREES 18 MINUTES 53 SECONDS EAST A DISTANCE OF 128.02 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST A DISTANCE OF 159.73 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 5:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 400.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE SOUTH 190.00 FEET;

THENCE WEST 160.00 FEET;

THENCE SOUTH 10.00 FEET;

THENCE WEST 150.00 FEET;

THENCE NORTH 145.00 FEET;

THENCE EAST 150.00 FEET;

THENCE NORTH 55.00 FEET; THENCE EAST 160.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 6:

THE SOUTH 200 FEET OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT BEGINNING AT A POINT 50 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE WEST 164.64 FEET;

THENCE NORTH 50 FEET;

THENCE EAST 164.64 FEET;

THENCE SOUTH 50 FEET TO THE POINT OF BEGINNING; EXCEPT THE WEST 5 FEET OF THE EAST 25 FEET; AND EXCEPT THE EAST 20 FEET; AND EXCEPT THE SOUTH 500 FEET OF THE EAST HALF OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8; AND EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER CORNER BEARS NORTH 89 DEGREES 41 MINUTES 00 SECONDS WEST, A DISTANCE OF 2642.31 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 660.51 FEET TO THE NORTHWEST CORNER OF SAID WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 14 MINUTES 22 SECONDS WEST ALONG THE WEST LINE OF SAID WEST HALF, A DISTANCE OF 1204.94 FEET;

THENCE SOUTH 89 DEGREES 45 MINUTES 38 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A LINE 20.00 FEET EASTERLY OF AND PARALLEL WITH SAID WEST LINE, BEING ALSO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 45 MINUTES 38 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A POINT IN A NON-TANGENT CIRCULAR CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 89 DEGREES 45 MINUTES 38 SECONDS EAST, A DISTANCE OF 30.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46 DEGREES 34 MINUTES 23 SECONDS, A DISTANCE OF 24.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 113 DEGREES 00 MINUTES 06 SECONDS, A DISTANCE OF 98.61 FEET TO SAID PARALLEL LINE;
THENCE NORTH 00 DEGREES 14 MINUTES 22 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 103.93 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH

PARCEL NO. 7:

THAT PORTION OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 50 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE WEST 164.64 FEET;

THENCE NORTH 50 FEET;

THENCE EAST 164.64 FEET;

THENCE SOUTH 50 FEET TO THE POINT OF BEGINNING; EXCEPT THE WEST 5 FEET OF THE EAST 25 FEET; AND EXCEPT THE EAST 20 FEET THEREOF.
TOGETHER WITH

PARCEL NO. 8:

THE SOUTH 50 FEET OF THE EAST HALF OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST

QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE EAST 20 FEET THEREOF.

PARCEL NO. 9:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 20 FEET EAST AND 270 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE EAST A DISTANCE OF 150 FEET;

THENCE SOUTH A DISTANCE OF 100 FEET;

THENCE WEST A DISTANCE OF 150 FEET;

THENCE NORTH A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 10:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 20 FEET EAST AND 370 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE EAST A DISTANCE OF 150 FEET;

THENCE SOUTH A DISTANCE OF 85 FEET;

THENCE WEST A DISTANCE OF 150 FEET;

THENCE NORTH A DISTANCE OF 85 FEET TO THE POINT OF BEGINNING; EXCEPT THE WEST 5 FEET.

PARCEL NO. 11:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND

MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS SOUTH 89 DEGREES 38 MINUTES 50 SECONDS WEST, A DISTANCE OF 2642.30 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 791.94 FEET;

THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST, LEAVING SAID EAST LINE OF SAID SECTION, A DISTANCE OF 159.73 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE SOUTH 00 DEGREES 18 MINUTES 53 SECONDS, A DISTANCE OF 133.59 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 08 SECONDS WEST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 00 DEGREES 36 MINUTES 53 SECONDS EAST, A DISTANCE OF 132.59 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO CLAREMONT MARKETING GROUP, INC., AN ARIZONA CORPORATION BY WARRANTY DEED RECORDED AS 2003-0493237 OF OFFICIAL RECORDS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS NORTH 89 DEGREES 38 MINUTES 50 SECONDS WEST A DISTANCE OF 2,642.30 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 791.94 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 50 SECONDS WEST A DISTANCE OF 2,642.30 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 791.94 FEET;

THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST, LEAVING SAID EAST LINE OF SAID SECTION, A DISTANCE OF 159.73 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE SOUTH 00 DEGREES 18 MINUTES 53 SECONDS WEST A DISTANCE OF 128.02 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST A DISTANCE OF 150.00 FEET;

THENCE NORTH 00 DEGREES 18 MINUTES 53 SECONDS EAST A DISTANCE OF 128.21 FEET;

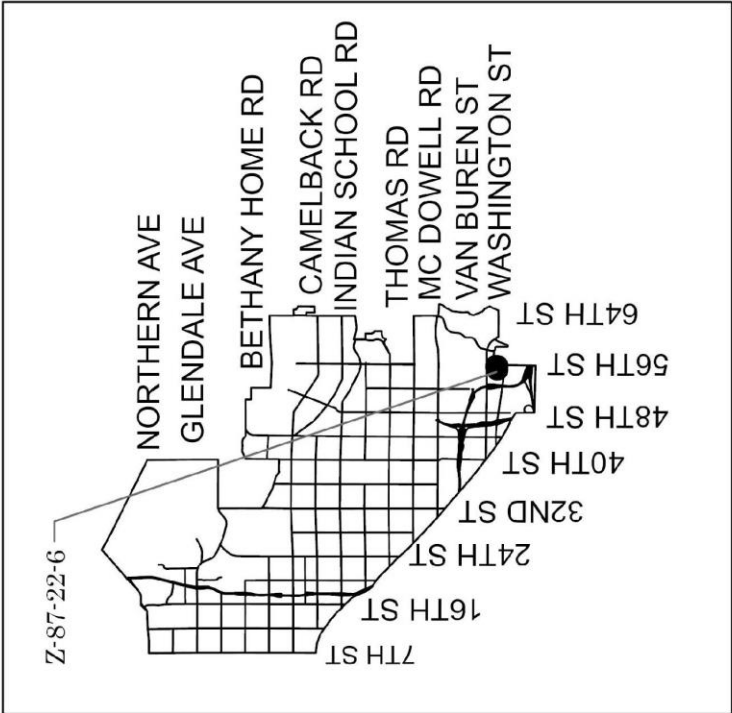
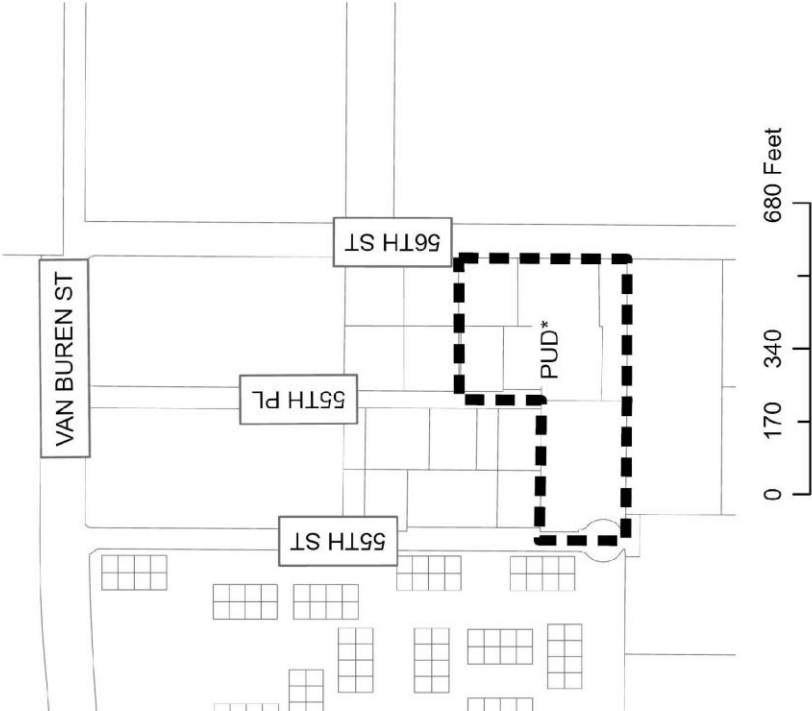
THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

ORDINANCE LOCATION MAP

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■■■■■

Zoning Case Number: Z-87-22-6
Zoning Overlay: N/A
Planning Village: Camelback East



NOT TO SCALE



Drawn Date: 2/5/2024