

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-34-15-2 PREVIOUSLY APPROVED BY
ORDINANCE G-6077.

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

SECTION 1. The zoning stipulations applicable located at the southwest
corner of Cave Creek Road and Quail Avenue in a portion of Section 22, Township 4
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, landscape plan, and elevations date stamped ~~June 16, 2015~~ JANUARY 24, 2018 as approved by the Planning and Development Department.
2. The developer shall construct the south half of Quail Avenue with paving, curb gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
3. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley 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.

4. A sign shall be posted to not allow left turns onto Quail Avenue from the driveway located on the north side of the site.
5. THE APPLICANT SHALL SUBMIT A TRAFFIC IMPACT REPORT TO THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO PRELIMINARY SITE PLAN APPROVAL.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6077, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6077 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 18th day of April , 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)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-18-- Z-34-15-2

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

The East 251 feet of the North half of the Southeast quarter of the Southeast quarter of the Northeast quarter of Section 22, Township 4 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the North 25 feet and the East 40 feet thereof; and

EXCEPT the West 25.00 feet of the East 80.00 feet of the North 116.35 feet and the West 15.00 feet of the East 55.00 feet of the East 251.00 feet thereof as condemned by Maricopa County by final Order of Condemnation in Recording No. 91-225371 and in Recording No. 91-424305; and

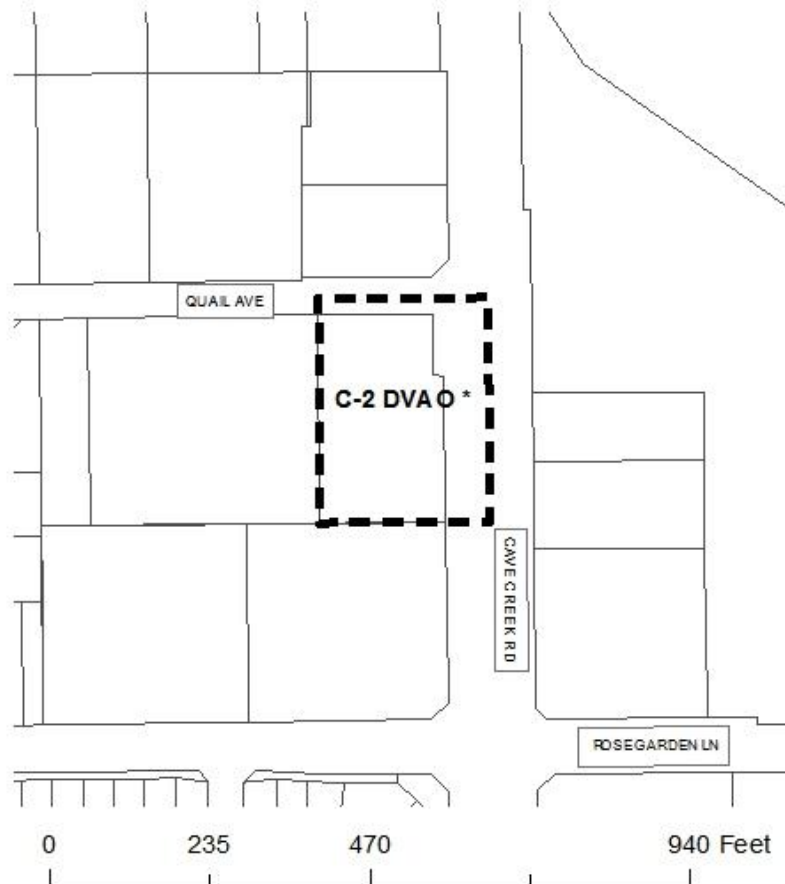
EXCEPT that portion conveyed to the City of Phoenix in Warranty Deed in Recording No. 2008-0797589, Official Records of Maricopa County, Arizona.

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

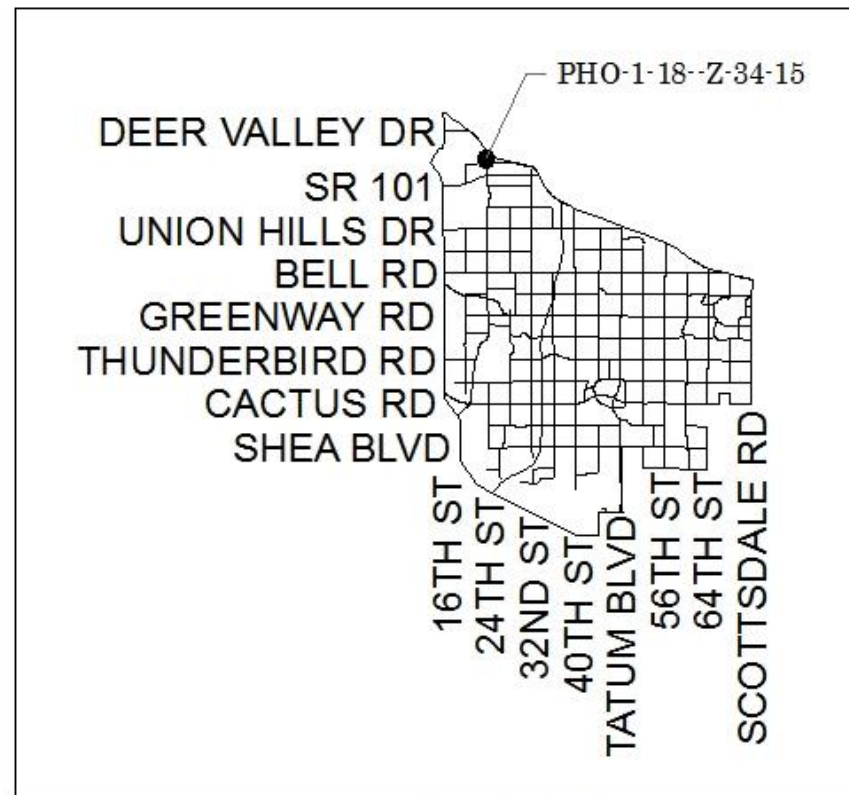
SUBJECT AREA: ■ ■ ■ ■ ■



Zoning Case Number: PHO-1-18-Z-34-15

Zoning Overlay: Deer Valley Airport Overlay (DVAO)

Planning Village: Paradise Valley



NOT TO SCALE



Drawn Date: 3/22/2018