

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-110-14-2 PREVIOUSLY APPROVED BY
ORDINANCE G-5986.

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

SECTION 1. The zoning stipulations applicable to approximately 330 feet
north of the northwest corner of 27th Avenue alignment and Jomax Road in a portion of
Section 35, Township 5 North, Range 2 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 AND
BUILDING ELEVATIONS date stamped ~~November 13, 2014~~ JANUARY 10, 2017
~~and building elevations date stamped September 8, 2014~~, as approved by the
Planning and Development Department.
2. The developer shall dedicate 33- feet for the right-of-way adjacent to the site for
27th Avenue and an 8-foot public utility easement, sidewalk and streetlight
easement, as approved by the Planning and Development Department.
3. The developer shall provide a recorded cross access agreement for parcels 205-
04-022A and 205-04-013A to allow access to 27th Avenue. The agreement shall be
reviewed by the Planning and Development Department prior to recording the
document with Maricopa County.

4. The developer shall update all existing off-site street improvements adjacent to the project (paving, curb, gutter, street lights, landscaping, sidewalks, curb ramps, driveways and other incidentals) to current ADA guidelines as approved by the Planning and Development Department.
5. The property owner shall record documents that disclose the existence and operational characteristics of the 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.
6. The applicant shall submit a Traffic Impact Statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Mani Kumar, (602) 495-7129, to set up a meeting to discuss the requirements of the study.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-5986, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-5986 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 19th day of April, 2017.

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)

ATTACHMENT A

LEGAL DESCRIPTION FOR PHO-1-17--Z-110-14-2

205-04-002:

SOUTH HALF OF NORTHEAST QUARTER OF SOUTHEAST QUARTER OF
SOUTHEAST QUARTER 5.00 ACRES IN SECTION 35 TOWNSHIP 5 NORTH RANGE
2 EAST OF GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY AZ.

205-04-014:

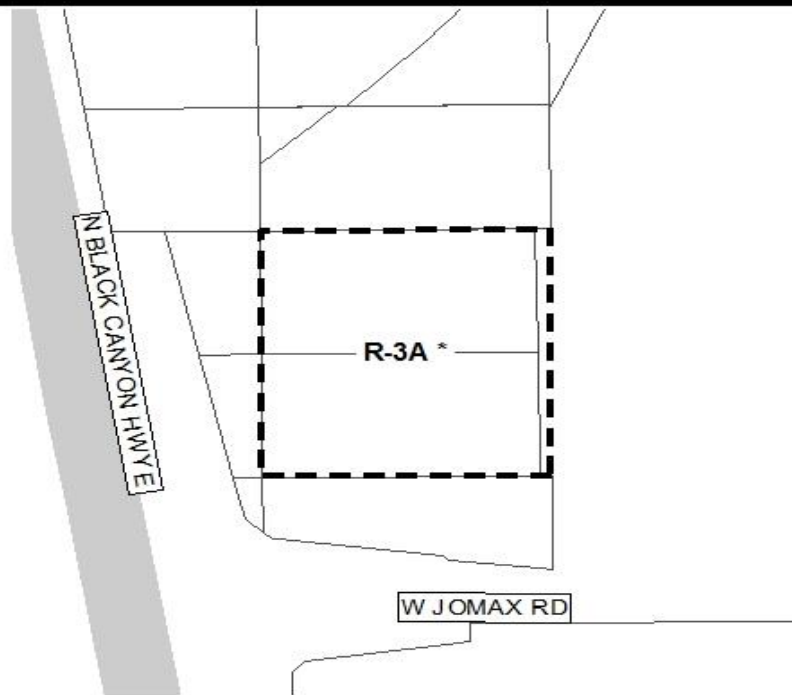
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2 EAST OF GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY AZ..

ORDINANCE LOCATION MAP

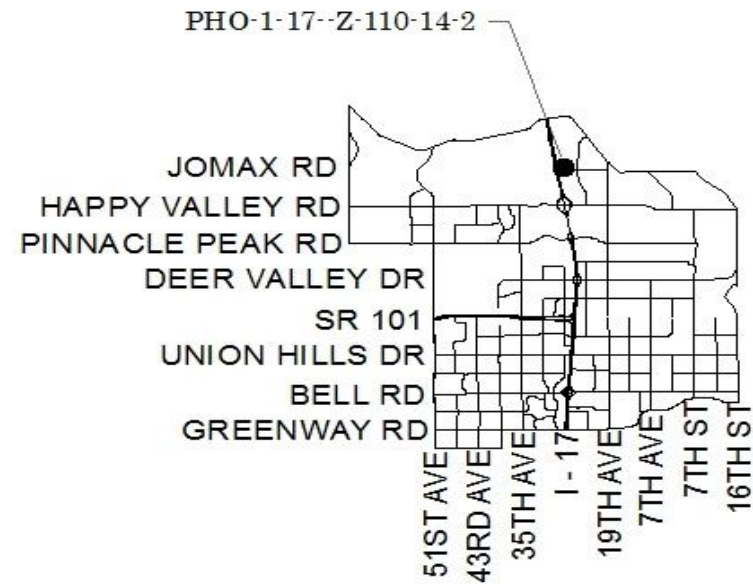
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: PHO-1-17-Z-110-14-2
Zoning Overlay: N/A
Planning Village: Deer Valley



300 150 0 300 Feet



NOT TO SCALE



Drawn Date: 3/22/2017