

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-SP-1-20-1) FROM R-5 (PENDING C-2) (MULTIFAMILY RESIDENCE DISTRICT (PENDING INTERMEDIATE COMMERCIAL DISTRICT)) AND C-2 (INTERMEDIATE COMMERCIAL DISTRICT) TO C-2 SP (INTERMEDIATE COMMERCIAL DISTRICT, SPECIAL PERMIT).

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

SECTION 1. The zoning of an 11.23-acre site located on the northeast corner of 21st Avenue and Bell Road in a portion of Section 36, Township 4 North, Range 2 East, as described more specifically in Exhibit "A", is hereby changed from 2.15 acres of "R-5 (Pending C-2)" (Multifamily Residence District (Pending Intermediate Commercial District)) and 9.08 acres of "C-2" (Intermediate Commercial District) to 11.23 acres of "C-2 SP" (Intermediate Commercial District, Special Permit) to allow a Special Permit for auto sales and all underlying C-2 uses.

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. The development shall be in general conformance to the site plan date stamped May 19, 2020, as modified by the following stipulations and approved by the Planning and Development Department.
2. All building elevations shall contain three of the following architectural embellishments and detailing: textural changes, pilasters, offsets, recesses, variation in window size and location, or overhang canopies, as approved by the Planning and Development Department.
3. The developer shall provide a minimum 10-foot landscape setback along the northern site boundary where adjacent to residential zoning. The landscape setback shall be planted with two rows of minimum 60 percent 2-inch caliper trees and minimum 40 percent 3-inch caliper trees planted 20-feet on center or in equivalent groupings, as approved by the Planning and Development Department.
4. All sidewalks shall be detached with a minimum 5-foot-wide landscape area located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions with a pedestrian environment.
 - a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or equivalent groupings to provide a minimum of 75 percent shade on adjacent sidewalks.
 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
 - c. Trees shall be placed to provide 50 percent shade coverage to the bus stop pad at full maturity.
5. Clearly defined, accessible pedestrian pathways constructed of decorative pavers, stamped or colored concrete or another material, other than those used to pave the parking surfaces and drive aisles shall be provided connecting all building entrances and exits, the bus stop pad, and all public sidewalks utilizing the minimum possible distance and providing the most direct route, as approved by the Planning and Development Department. Trees shall be placed to provide 75 percent shade coverage at full maturity on all pedestrian pathways and sidewalks.

6. All uncovered surface parking lot areas for customer parking and employee parking, as noted on the site plan, shall be landscaped with a minimum 2-inch caliper shade trees. Landscaping shall be dispersed throughout the parking area and achieve 35 percent shade at maturity, as approved by Planning and Development Department.
7. A minimum of two inverted-U bicycle racks for guests or employees shall be provided on site and installed per the requirements of Section 1307.H. of the Zoning Ordinance, as approved by the Planning and Development Department.
8. Right-of-way totaling 40 feet shall be dedicated for the east half of 21st Avenue, as approved by the Planning and Development Department.
9. The developer shall not be permitted to modify the median on Bell Road for change in access, unless approved by the Street Transportation Department.
10. Right-of-way totaling 6 feet shall be dedicated for the south half of the alley along the northern property line, east of 21st Avenue, as approved by the Planning and Development Department.
11. As measured from the north extension of the monument line of 21st Avenue (the 21st Avenue that is located south of Bell Road), no driveway shall be permitted along Bell Road within 100 feet east or west (east portion half of the application boundary).
12. The developer shall provide a recorded a vehicular cross access easement for parcels Nos. 208-07-001W, 208-07-082A and 208-07-351 to allow the proposed sites to function cohesively. The agreement is to be reviewed and approved by the Planning and Development Department prior to recordation with Maricopa County.
13. 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.
14. The developer shall reconstruct the bus stop pad and dedicate right of way along westbound Bell Road. The bus stop pad shall be compliant with City of Phoenix Standard Detail P1262 with a minimum depth of 10-feet. The final location of the bus stop pad shall require approval from the Public Transit Department and be constructed according to City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department.
15. 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.

16. The developer 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 (DVT) to future owners or tenants of the property as approved by the Aviation Department.
17. The developer shall provide documentation to the City prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the FAA and a "NO Hazard Determination" obtained prior to the construction start date.
18. Prior to preliminary 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 2nd day of September 2020.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

Exhibits:

A – Legal Description (8 Pages)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-SP-1-20-1

PARCEL NO. 1:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 36;

THENCE NORTH 00 DEGREES 11 MINUTES 30 SECONDS WEST 65.01 FEET;

THENCE SOUTH 88 DEGREES 58 MINUTES 52 SECONDS WEST 1100.67 FEET PARALLEL TO AND 65 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 36;

THENCE NORTH 11 DEGREES 58 MINUTES 52 SECONDS EAST 307.89 FEET;

THENCE SOUTH 88 DEGREES 58 MINUTES 52 SECONDS WEST 205.26 FEET ALONG A LINE PARALLEL TO AND 365 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 36 TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88 DEGREES 58 MINUTES 52 SECONDS WEST 315.60 FEET;

THENCE NORTH 01 DEGREES 01 MINUTES 08 SECONDS WEST 500 FEET TO A POINT ON THE SOUTH LINE OF VILLAGE MEADOWS NO. 6, ACCORDING TO BOOK 92 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 88 DEGREES 58 MINUTES 52 SECONDS EAST 172.44 FEET TO THE SOUTHEAST CORNER OF SAID VILLAGE MEADOWS NO. 6 WHICH IS ALSO THE SOUTHWEST CORNER OF VILLAGE MEADOWS NO. 9, ACCORDING TO BOOK 104 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE CONTINUING NORTH 88 DEGREES 58 MINUTES 52 SECONDS EAST 258.59 FEET ALONG THE SOUTH LINE OF SAID VILLAGE MEADOWS NO. 9, TO A CORNER OF SAID VILLAGE MEADOWS NO. 9;

THENCE SOUTH 11 DEGREES 58 MINUTES 52 SECONDS WEST 513.15 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL GAS, OIL, METAL AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN PATENT RECORDED IN DOCKET 1381, PAGE 233, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 00 DEGREES 11 MINUTES 30 SECONDS WEST 65.01 FEET; THENCE SOUTH 88 DEGREES 58 MINUTES 52 SECONDS WEST 1305.93 FEET PARALLEL TO AND 65 FEET NORTH OF THE SOUTH LINE OF SECTION 36 TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 11 DEGREES 58 MINUTES 52 SECONDS EAST 307.89 FEET;

THENCE SOUTH 88 DEGREES 58 MINUTES 52 SECONDS WEST PARALLEL TO AND 365 FEET NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 36, 954.27 FEET;

THENCE SOUTH 01 DEGREES 01 MINUTES 08 SECONDS EAST 300.00 FEET;

THENCE NORTH 88 DEGREES 58 MINUTES 52 SECONDS EAST ALONG A LINE PARALLEL TO AND 65 FEET NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 36, 885.01 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DISTANT THEREON 1720.00 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID SECTION 36;

THENCE NORTH 01 DEGREES 01 MINUTES 08 SECONDS WEST 65.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01 DEGREES 01 MINUTES 08 SECONDS WEST 150 FEET;

THENCE SOUTH 88 DEGREES 58 MINUTES 52 SECONDS WEST 90.00 FEET;

THENCE SOUTH 01 DEGREES 01 MINUTES 08 SECONDS EAST 150.00 FEET;

THENCE NORTH 88 DEGREES 58 MINUTES 52 SECONDS EAST 90.00 FEET TO THE POINT OF BEGINNING; AND

EXCEPT ALL GAS, OIL, METAL AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA, IN PATENT RECORDED IN DOCKET 1381, PAGE 233, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT ANY PORTION OF SAID LAND LYING WESTERLY OF THE EASTERLY RIGHT OF WAY LINE OF 21ST AVENUE AS MORE PARTICULARLY DESCRIBED IN DOCKET 7732, PAGES 49 AND 51; AND

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY SOUTHEAST CORNER OF VILLAGE MEADOWS NO. 9, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 104 OF MAPS, AT PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 67 DEGREES 07 MINUTES 00 SECONDS WEST ALONG A SOUTH LINE OF SAID VILLAGE MEADOWS NO. 9, A DISTANCE OF 157.94 FEET TO A CORNER THEREOF AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 58 MINUTES 52 SECONDS WEST ALONG THE MOST SOUTHERLY SOUTH LINE OF SAID VILLAGE MEADOWS NO. 9 TO AN ORTHOGONAL LINE, HEREIN DESIGNATED AS LINE A FOR DESCRIPTIVE PURPOSES WHICH EXTENDS SOUTHERLY FROM THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 365 OF SAID VILLAGE MEADOWS NO. 9;

THENCE CONTINUING SOUTH 88 DEGREES 58 MINUTES 52 SECONDS WEST ALONG SAID MOST SOUTHERLY SOUTH LINE AND ALONG THE MOST SOUTHERLY SOUTH LINE OF VILLAGE MEADOWS NO. 6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 92 OF MAPS, PAGE 34, TO AN ORTHOGONAL LINE, HEREIN DESIGNATED AS LINE B FOR DESCRIPTIVE PURPOSES, WHICH EXTENDS SOUTHERLY FROM THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 250 OF SAID VILLAGE MEADOWS NO. 6;

THENCE CONTINUING SOUTH 88 DEGREES 58 MINUTES 52 SECONDS WEST ALONG SAID MOST SOUTHERLY LINE OF VILLAGE MEADOWS NO. 6 TO A POINT FROM WHICH THE SOUTHEAST CORNER THEREOF BEARS NORTH 88 DEGREES 58 MINUTES 52 SECONDS EAST A DISTANCE OF 172.44 FEET;

THENCE SOUTH 01 DEGREES 01 MINUTE 08 SECONDS EAST A DISTANCE OF 6 FEET;

THENCE NORTH 88 DEGREES 58 MINUTES 52 SECONDS EAST TO SAID LINE B; THENCE NORTHEASTERLY TO THE INTERSECTION OF SAID LINE A WITH A LINE

WHICH IS PARALLEL WITH AND 4 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID MOST SOUTHERLY SOUTH LINE OF VILLAGE MEADOWS NO. 9;

THENCE NORTH 88 DEGREES 58 MINUTES 52 SECONDS EAST ALONG SAID PARALLEL LINE TO A POINT WHICH BEARS SOUTH 11 DEGREES 58 MINUTES 52 SECONDS WEST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 11 DEGREES 58 MINUTES 52 SECONDS EAST TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 36, DISTANCE THEREON 1720.00 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID SECTION 36;

THENCE NORTH 1 DEGREE 1 MINUTE 8 SECONDS WEST 65.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 1 DEGREE 1 MINUTE 8 SECONDS WEST 150.00 FEET;

THENCE SOUTH 88 DEGREES 58 MINUTES 52 SECONDS WEST 90.00 FEET;

THENCE SOUTH 1 DEGREE 1 MINUTE 8 SECONDS EAST 150.00 FEET;

THENCE NORTH 88 DEGREES 58 MINUTES 52 SECONDS EAST 90.00 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED IN PATENT FROM THE STATE OF ARIZONA RECORDED JUNE 28, 1954 IN DOCKET 1381, PAGE 233.

PARCEL NO. 4:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36;

THENCE NORTH 0 DEGREES 11 MINUTES 30 SECONDS WEST A DISTANCE OF 65.01 FEET;

THENCE SOUTH 88 DEGREES 58 MINUTES 52 SECONDS WEST A DISTANCE OF 1697.99 FEET PARALLEL TO AND 65.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 36;

THENCE NORTH 1 DEGREE 01 MINUTE 08 SECONDS WEST A DISTANCE OF 300.00 FEET;

THENCE NORTH 88 DEGREES 58 MINUTES 52 SECONDS EAST A DISTANCE OF 146.56 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DOCKET 8024, PAGE 141, MARICOPA COUNTY RECORDS;

THENCE NORTH 1 DEGREE 01 MINUTE 08 SECONDS WEST A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 58 MINUTES 52 SECONDS WEST A DISTANCE OF 186.88 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 21ST AVE., AS DESCRIBED IN DOCKET 7732, PAGE 45;

THENCE NORTH 19 DEGREES 05 MINUTES 07 SECONDS EAST (MEASURED) (RECORDED NORTH 19 DEGREES 08 MINUTES 22 SECONDS EAST) A DISTANCE OF 41.90 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, THE CENTER OF WHICH BEARS NORTH 70 DEGREES 54 MINUTES 53 SECONDS WEST A DISTANCE OF 1081.74 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5 DEGREES 25 MINUTES 49 SECONDS A DISTANCE OF 102.52 FEET TO A POINT ON A RADIAL LINE BEARING SOUTH 76 DEGREES 20 MINUTES 42 SECONDS EAST;

THENCE SOUTH 76 DEGREES 20 MINUTES 42 SECONDS EAST A DISTANCE OF 146.63 FEET;

THENCE SOUTH 1 DEGREES 01 MINUTE 08 SECONDS EAST A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED TO THE STATE OF ARIZONA IN PATENT RECORDED IN DOCKET 1381, PAGE 233.

PARCEL NO. 5:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36;

THENCE NORTH 0 DEGREES 11 MINUTES 30 SECONDS WEST A DISTANCE OF 65.01 FEET;

THENCE SOUTH 88 DEGREES 58 MINUTES 52 SECONDS WEST A DISTANCE OF 1697.99 FEET PARALLEL TO AND 65.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 36;

THENCE NORTH 1 DEGREE 01 MINUTE 08 SECONDS WEST A DISTANCE OF 300.00 FEET;

THENCE NORTH 88 DEGREES 58 MINUTES 52 SECONDS EAST A DISTANCE OF 146.56 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DOCKET 8024, PAGE 141, MARICOPA COUNTY RECORDS;

THENCE NORTH 1 DEGREE 01 MINUTE 08 SECONDS WEST A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 76 DEGREES 20 MINUTES 42 SECONDS WEST RADially A DISTANCE OF 146.63 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, THE CENTER OF WHICH BEARS NORTH 76 DEGREES 20 MINUTES 42 SECONDS WEST A DISTANCE OF 1081.74 FEET, AND A POINT ON THE EAST RIGHT OF WAY LINE OF 21ST AVENUE, AS DESCRIBED IN DOCKET 7732, PAGE 45, MARICOPA COUNTY RECORDS;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6 DEGREES 51 MINUTES 20 SECONDS A DISTANCE OF 129.43 FEET TO A POINT ON A RADIAL LINE BEARING SOUTH 83 DEGREES 12 MINUTES 02 SECONDS EAST;

THENCE SOUTH 83 DEGREES 12 MINUTES 02 SECONDS EAST A DISTANCE OF 117.71 FEET;

THENCE SOUTH 1 DEGREE 01 MINUTE 08 SECONDS EAST A DISTANCE OF 148.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL GAS, OIL, METAL AND MINERAL RIGHTS AS RESERVED IN THE PATENT.

PARCEL NO. 6:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36;

THENCE NORTH 0 DEGREES 11 MINUTES 30 SECONDS WEST A DISTANCE OF 65.01 FEET;

THENCE SOUTH 88 DEGREES 58 MINUTES 52 SECONDS WEST A DISTANCE OF 1697.99 FEET PARALLEL TO AND 65 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 36;

THENCE NORTH 1 DEGREE 1 MINUTE 8 SECONDS WEST A DISTANCE OF 300 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 52 SECONDS EAST A DISTANCE OF 146.56 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DOCKET 8024, PAGE 141, MARICOPA COUNTY RECORDS;

THENCE NORTH 1 DEGREE 1 MINUTE 8 SECONDS WEST A DISTANCE OF 348.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 83 DEGREES 12 MINUTES 2 SECONDS WEST RADially A DISTANCE OF 117.71 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST THE CENTER OF WHICH BEARS NORTH 83 DEGREES 12 MINUTES 2 SECONDS WEST A DISTANCE OF 1081.74 FEET AND TO A POINT ON THE EAST RIGHT OF WAY LINE OF 21ST AVE. AS DESCRIBED IN DOCKET 7732, PAGE 45, MARICOPA COUNTY RECORDS;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7 DEGREES 13 MINUTES 34 SECONDS A DISTANCE OF 136.43 FEET TO A POINT ON THE SOUTH LINE OF VILLAGE MEADOWS NO. 6, A SUBDIVISION IN BOOK 92 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 88 DEGREES 58 MINUTES 52 SECONDS EAST ALONG THE SOUTH LINE OF SAID VILLAGE MEADOWS NO. 6, A DISTANCE OF 106.62 FEET;

THENCE SOUTH 1 DEGREE 1 MINUTE 8 SECONDS EAST A DISTANCE OF 152 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL GAS, OIL, METAL AND MINERAL RIGHTS AS RESERVED IN PATENT.

PARCEL NO. 7:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36;
THENCE NORTH 0 DEGREES 11 MINUTES 30 SECONDS WEST A DISTANCE OF 65.01 FEET;

THENCE SOUTH 88 DEGREES 58 MINUTES 52 SECONDS WEST A DISTANCE OF 1697.99 FEET PARALLEL TO AND 65.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 36;

THENCE NORTH 1 DEGREE 01 MINUTES 08 SECONDS WEST A DISTANCE OF 300.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 58 MINUTES 52 SECONDS WEST A DISTANCE OF 74.19 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 21ST AVENUE AS DESCRIBED IN DOCKET 7732, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA, AND A POINT ON A CURVE CONCAVE SOUTHEASTERLY THE CENTER OF WHICH BEARS SOUTH 75 DEGREES 00 MINUTES 25 SECONDS EAST A DISTANCE OF 1001.74 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4 DEGREES 05 MINUTES 32 SECONDS A DISTANCE OF 74.40 FEET TO A POINT OF TANGENCY ON A LINE BEARING NORTH 19 DEGREES 05 MINUTES 07 SECONDS EAST (MEASURED) RECORDED NORTH 19 DEGREES 08 MINUTES 22 SECONDS EAST;

THENCE NORTH 19 DEGREES 05 MINUTES 07 SECONDS EAST A DISTANCE OF 34.06 FEET;

THENCE NORTH 88 DEGREES 58 MINUTES 52 SECONDS EAST A DISTANCE OF 186.88 FEET;

THENCE SOUTH 1 DEGREE 01 MINUTE 08 SECONDS EAST A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN DOCKET 8024, PAGE 141, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 88 DEGREES 58 MINUTES 52 SECONDS WEST 146.56 FEET TO THE TRUE POINT OF BEGINNING.

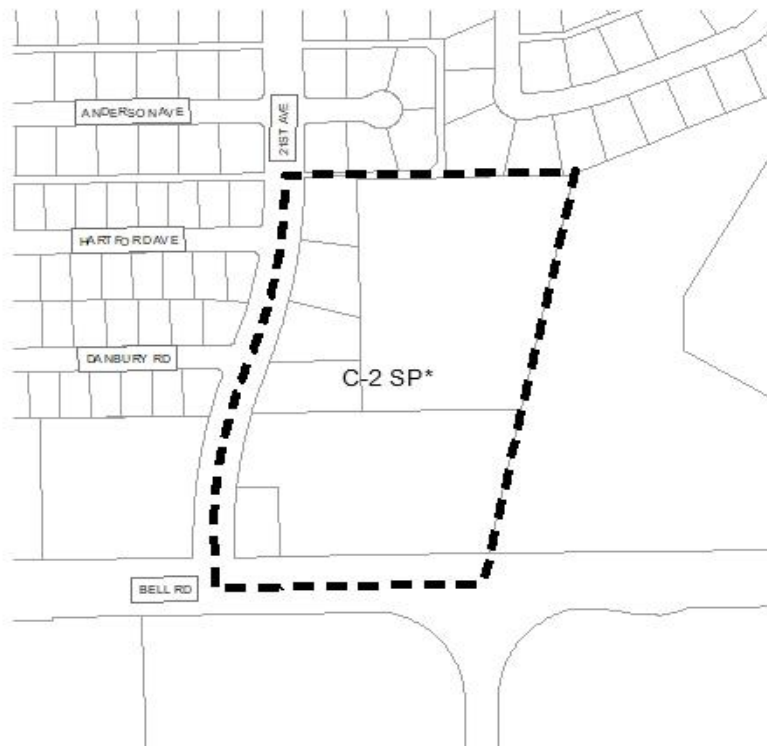
EXCEPT ALL GAS, OIL, METAL AND MINERAL RIGHTS AS RESERVED IN PATENT.

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: - - - - -

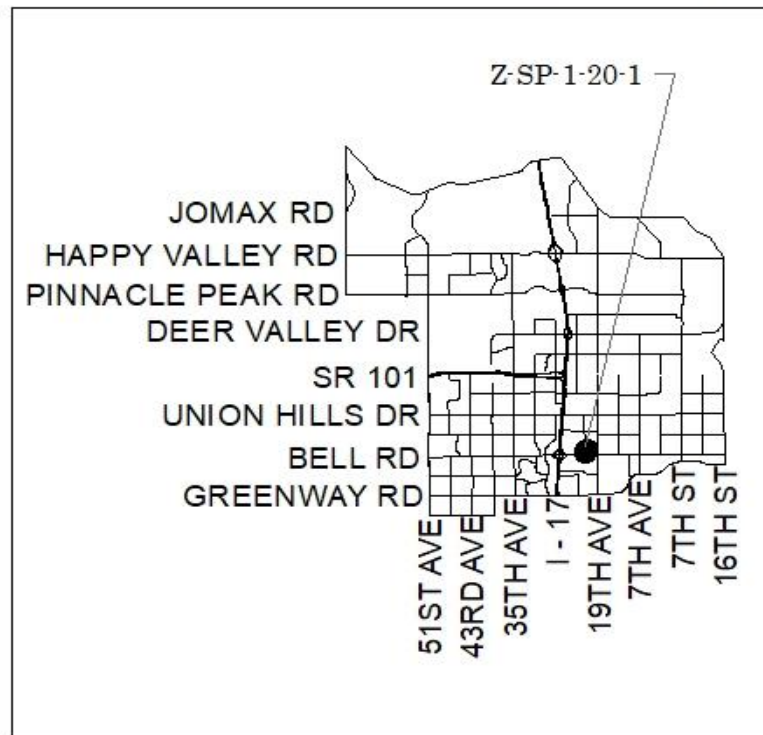


0 100 200 400 Feet

Zoning Case Number: Z-SP-1-20-1

Zoning Overlay: N/A

Planning Village: Deer Valley



NOT TO SCALE



Drawn Date: 7/24/2020