

## 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-51-22-7) FROM DTC-VAN BUREN (DOWNTOWN CODE, VAN BUREN CHARACTER AREA) TO DTC-VAN BUREN HP (DOWNTOWN CODE, VAN BUREN CHARACTER AREA, HISTORIC PRESERVATION OVERLAY).

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

SECTION 1. The zoning of a 0.61 acre site located at the northwest corner of 6th Avenue and Van Buren Street in a portion of Section 5, Township 1 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "DTC-Van Buren" (Downtown Code, Van Buren Character Area), to "DTC-Van Buren HP" (Downtown Code, Van Buren Character Area, Historic Preservation Overlay).

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 2nd day of November, 2022.

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MAYOR

ATTEST:

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Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Cris Meyer, City Attorney

By:

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REVIEWED BY:

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Jeffrey Barton, City Manager

Exhibits:

- A – Legal Description (2 Pages)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-51-22-7

A PARCEL OF LAND BEING PORTIONS OF THE LOTS AND TRACTS SHOWN ON WILLIAMS SUBDIVISION RECORDED IN BOOK 7, PAGE 24, MARICOPA COUNTY RECORDS (MCR) BEING THOSE TRACTS AS CONVEYED TO FABIUS ENTERPRISE, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 2020-0550928, MCR AND INSTRUMENT NUMBER 2021-1167191, MCR AND LYING IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE MONUMENT LINE OF SIXTH AVENUE WITH THE LOCALLY ACCEPTED AND PERPETUATED MONUMENT LINE OF VAN BUREN STREET (STONE IN HAND HOLE) FROM WHICH POINT THE MONUMENT LINE INTERSECTION OF SAID SIXTH AVENUE WITH FILLMORE STREET (PK NAIL WITH TAG RPA RLS 33868) BEARS N0°06'09"E A DISTANCE OF 1213.92 FEET;

THENCE N0°06'09"E, ALONG SAID MONUMENT LINE OF SIXTH AVENUE, A DISTANCE OF 31.41 FEET;

THENCE N89°53'51"W, ACROSS THE RIGHT-OF-WAY OF SAID SIXTH AVENUE, A DISTANCE OF 32.82 FEET TO A POINT BEING THE RIGHT-OF-WAY INTERSECTION OF THE WEST LINE OF SIXTH AVENUE WITH THE NORTH LINE OF VAN BUREN STREET AND BEING POINT OF BEGINNING;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N89°40'24"W A DISTANCE OF 102.23 FEET;
- 2) N0°00'45"E A DISTANCE OF 2.47 FEET;
- 3) N89°52'39"W A DISTANCE OF 0.31 FEET;

THENCE ACROSS SAID FABIUS ENTERPRISE TRACTS THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1) N0°08'37"E A DISTANCE OF 15.52 FEET;
- 2) N90°00'00"E A DISTANCE OF 19.90 FEET;
- 3) N0°00'00"E A DISTANCE OF 11.74 FEET;
- 4) N90°00'00"E A DISTANCE OF 3.87 FEET;
- 5) N0°00'00"E A DISTANCE OF 70.87 FEET;

6) N90°00'00"W A DISTANCE OF 4.06 FEET;

7) N0°00'00"E A DISTANCE OF 91.83 FEET;

8) N90°00'00"E A DISTANCE OF 83.13 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF SIXTH AVENUE;

THENCE S0°06'09"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 193.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 16,057.49 S.F. (0.3686 ACRE) OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

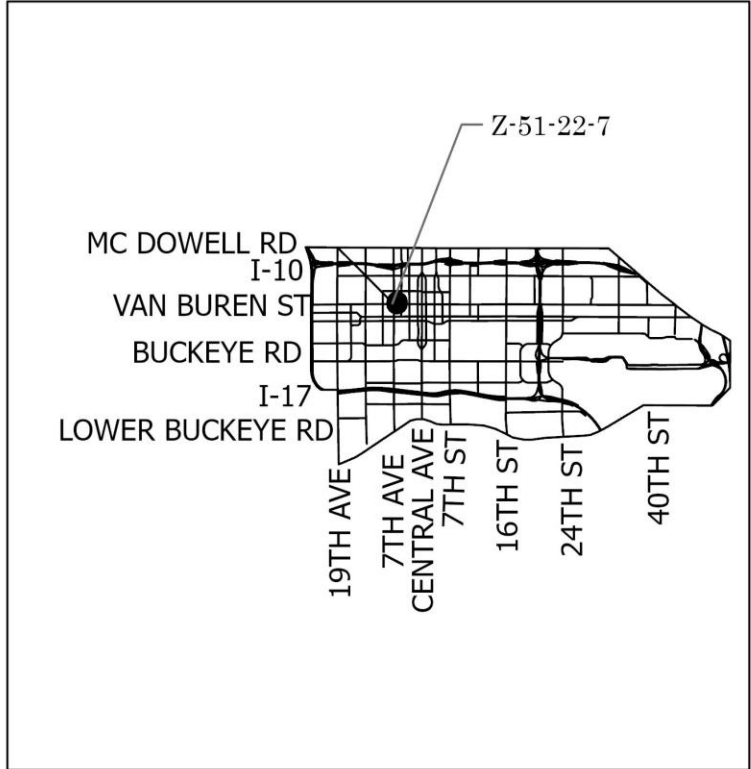
THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS N0°06'09"E FOR THE N0°06'09"E FOR THE FOR THE MONUMENT LINE OF SIXTH AVENUE BETWEEN FILLMORE STREET AND VAN BUREN STREET CALCULATED USING THE RESULTS OF SURVEY RECORDED IN BOOK 880, PAGE 42, MCR AND THE RECORD OF SURVEY PLSS SUBDIVISION - MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) FOR TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA & SALT RIVER MERIDIAN RECORDED IN BOOK 800, PAGE 21, MCR

# ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-51-22-7  
Zoning Overlay: N/A  
Planning Village: Central City



NOT TO SCALE



Drawn Date: 10/5/2022