

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-45-15-6 PREVIOUSLY APPROVED BY
ORDINANCE G-6094.

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

SECTION 1. The zoning stipulations applicable located at the southeast
corner of 49th Street and Indian School Road in a portion of Section 29, Township 2
North, Range 4 East, as described more specifically in Attachment "A", are hereby
modified to read as set forth below.

STIPULATIONS:

1. Minimum landscape setbacks shall be provided as follows: ~~5 feet along the south property line~~, 10 feet along the west property line, and 20 feet along the north property line, as approved by the Planning and Development Department. **THE AREA ALONG THE SOUTH PROPERTY LINE SHALL BE LANDSCAPED IN ACCORDANCE WITH THE LANDSCAPE PLAN DATE STAMPED MARCH 27, 2018**
2. All landscape setbacks shall be planted with a minimum 50% 2-inch caliper trees and a minimum 50% 3-inch caliper trees planted 20-feet on center with a minimum of five (5) 5-gallon shrubs per tree, as approved by the Planning and Development Department.
3. The developer shall dedicate a 10 feet sidewalk easement for the south half of Indian School Road, as approved by the Street Transportation Department.
4. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals

as approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6094, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6094 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 29th day of August, 2018.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

____ City Manager

Exhibits:

A - Legal Description (1 Page)

B - Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-2-18-- Z-45-15-6

Description of a 0.291 acre parcel of land located in the county of Maricopa, State of Arizona in accordance with the plat entitled Indian Village amended, Book 60, Page 6, Maricopa County Recorder.

Said 0.291 acre parcel being more fully described as follows:

Commencing at a point, said point being the found brass cap flush at the centerline intersection of Indian School Road and 49th Street, from which the brass cap in handhole at the northwest corner of Section 29, Township 2 North, Range 4 East, bears N 90°00'00" W a distance of 705.39 feet:

Thence along the centerline of said 49th Street, S 00°18'00"E A distance of 113 feet to a point;

Thence leaving said centerline S 89°24'00" E a distance of 30.00 feet to a point on the easterly right of way of said 49th Street and the point of beginning for the parcel described herein:

Thence N 00°18'00" W a distance of 47.99 feet to a found iron pipe with attached tag LS#35694;

Thence, along a tangent curve to the right with a radius of 19.60 feet, a tangent curve to the right with a radius of which bears N 89°42'00" E, the chord of which bears N 45°14'30" E for a distance of 27.98 feet; thence along the arc of said curve for a distance of 31.16 feet to a set rebar with cap #35694;

Thence S 89°13'00" a distance of 80.04 feet to a set rebar with cap LS#35694;

Thence S 00°18'00" E a distance of 127.65 feet to along the westerly line of the alleyway as shown on said plat of Indian Village amended to a set rebar with cap #35694;

Thence leaving said alleyway line, N 89°24'00" W a distance of 100.01 feet to a point of the westerly right of way line of 49th Street to a set PK Nail with tag #35694;

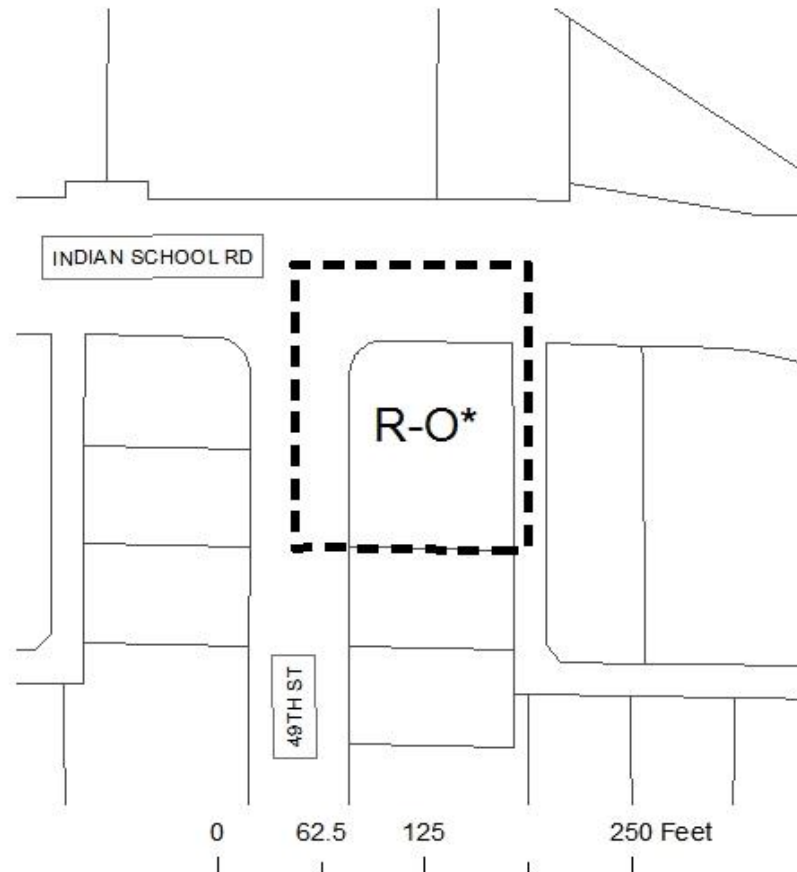
Thence N 00°18'00" W a distance of 60.01 feet to a found iron pin with attached tag #35694, being the point of beginning for the parcel described herein.

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

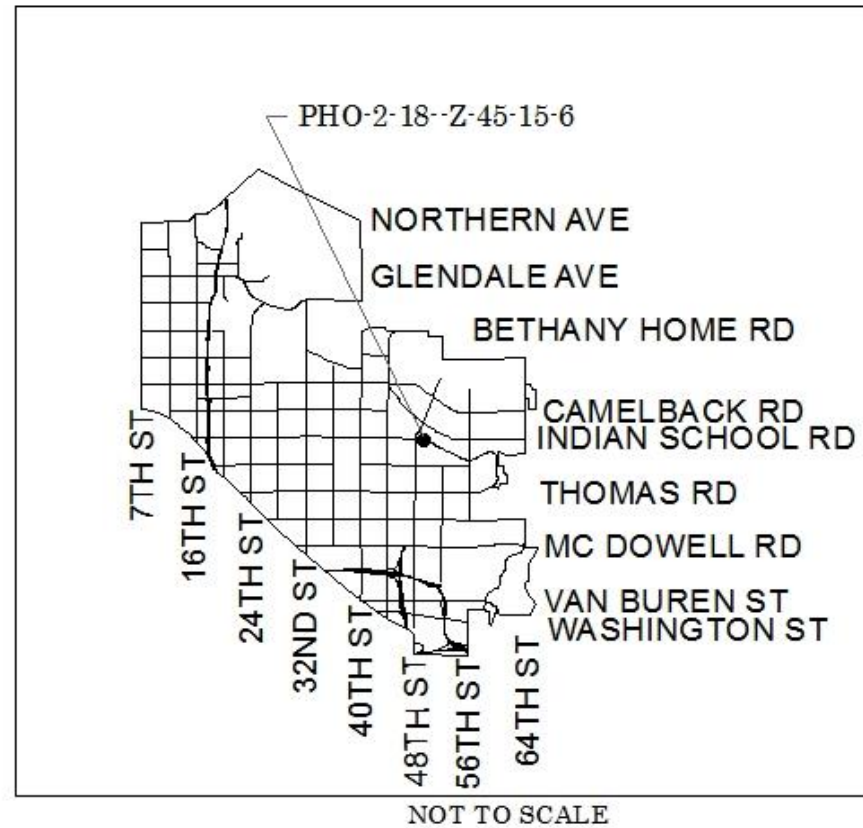
SUBJECT AREA: - - - - -



Zoning Case Number: PHO-2-18-Z-45-15-6

Zoning Overlay: N/A

Planning Village: Camelback East



Drawn Date: 7/20/2018