

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-23-15-3 PREVIOUSLY APPROVED BY
ORDINANCE G-6070.

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

SECTION 1. The zoning stipulations applicable located at the northeast corner of 31st Street and Cheryl Drive in a portion of Section 26, Township 3 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 date stamped ~~January 20, 2017~~ AUGUST 31, 2017 and landscape plan date stamped ~~March 8, 2017~~ AUGUST 31, 2017, as approved by the Planning and Development Department, with specific regard to the following:
 - a. A minimum of nine (9) guest parking spaces shall be provided.
 - b. The development shall not exceed 22 lots/dwelling units.
 - c. At a minimum 1, 2-inch caliper tree shall be installed in each landscape planer adjacent to the driveways along 31st Street and Cheryl Drive.
2. All elevations of the building shall contain architectural embellishments and detailing such as pop-outs and/or recesses; stone, brick or decorative block accent materials; and shade features, as approved by the Planning and Development Department.

3. ~~Lots 1-6 shall front on 31st Street and~~ Lots 15-22 shall front on Cheryl Drive, as depicted on the site plan date stamped ~~January 20, 2017~~ AUGUST 31, 2017 as approved by the Planning and Development Department.
4. The developer shall update all existing off-site street improvements adjacent to the project (sidewalks, curb ramps and driveways) to current ADA guidelines as approved by the Planning and Development Department.
5. There shall be no occupiable rooftop decks.
6. Lots that front onto 31st Street and Cheryl Drive shall have garage doors that have a variety of decorative embellishment such as window panels, color and added materials for the pillars surrounding the door, as approved by the Planning and Development Department.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6070, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6070 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 15th day of November , 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)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-2-17--Z-23-15-3

TRACT 13, VALLEY VIEW VILLAS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, IN BOOK 58 OF MAPS, PAGE 11, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26, BEING MARKED BY A CITY OF PHOENIX BRASS CAP FLUSH, FROM WHICH POINT THE EAST QUARTER CORNER OF SAID SECTION 26, BEING MARKED BY AN ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE, BEARS SOUTH 00°01'55" WEST, A DISTANCE OF 2,677.76 FEET;

THENCE SOUTH 00°01'55" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1,314.03 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, BEING MARKED BY AN ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE;

THENCE SOUTH 89°33'00" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, BEING THE MONUMENT LINE OF CHERYL DRIVE ACCORDING TO SAID PLAT, A DISTANCE OF 339.80 FEET TO POINT;

THENCE NORTH 00°27'00" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 13 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 89°33'00" WEST, ALONG THE SOUTH LINE OF SAID TRACT 13, A DISTANCE OF 293.55 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00°05'49" WEST, ALONG THE WEST LINE OF SAID TRACT 13, A DISTANCE OF 317.50 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH 89°41'09" EAST, ALONG THE NORTH LINE OF SAID TRACT 13, A DISTANCE OF 294.26 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 00°01'55" WEST, ALONG THE EAST LINE OF SAID TRACT 13, A DISTANCE OF 316.81 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 93,211 SQUARE FEET OR 2.1398 ACRES, MORE OR LESS

ORDINANCE LOCATION MAP

EXHIBIT B

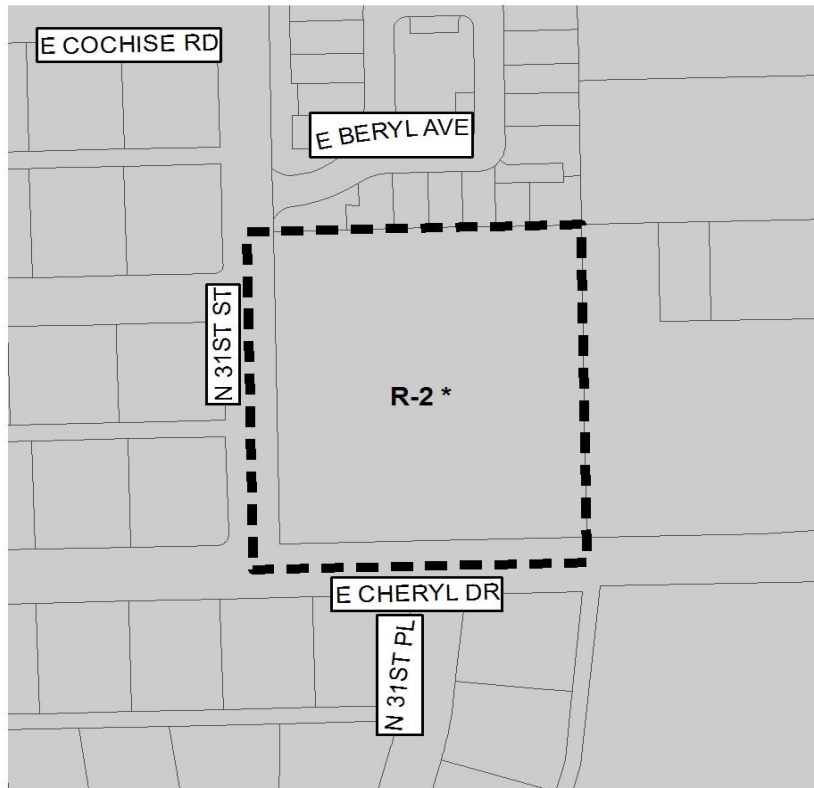
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

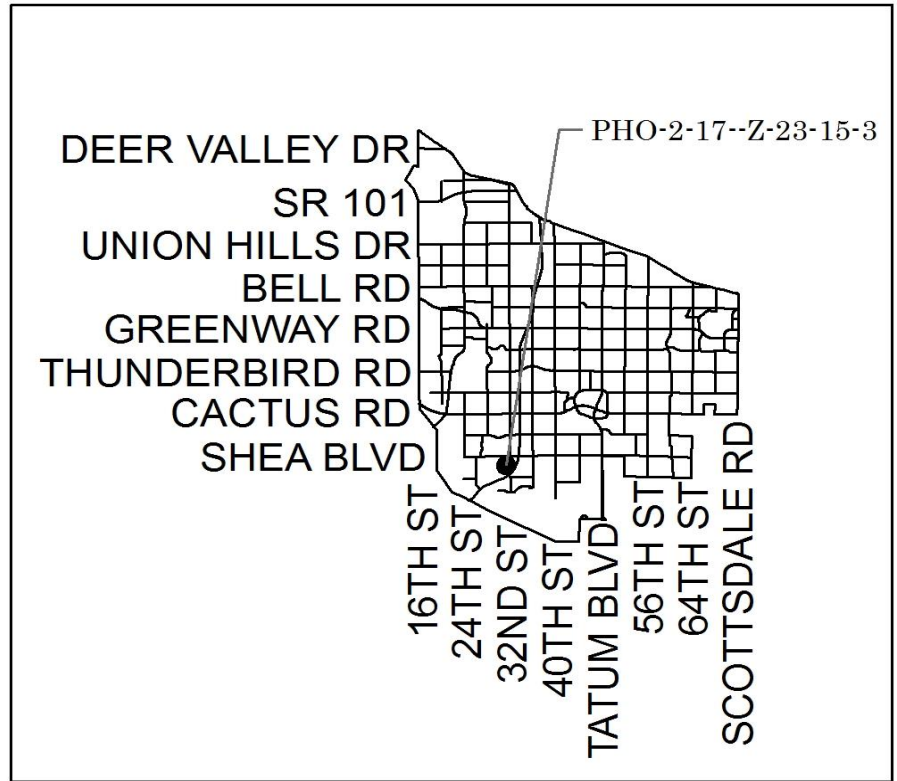
Zoning Case Number: PHO-2-17--Z-23-15-3

Zoning Overlay: Squaw Peak Freeway Specific Plan

Planning Village: Paradise Valley



0 162.5 325 650 Feet



NOT TO SCALE



Drawn Date: 10/20/2017