

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-14-17-2) FROM PSC (PLANNED SHOPPING CENTER) TO C-2 (INTERMEDIATE COMMERCIAL).

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

SECTION 1. The zoning of an approximately 1.17-acre property located at the southwest corner of Scottsdale Road and Hearn Road in a portion of Section 10, Township 3 North, Range 4 East, as described more specifically in Exhibit "A", is hereby changed from "PSC" (Planned Shopping Center), to "C-2" (Intermediate Commercial).

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. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims in a form approved by the City Attorney's Office. 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 6th day of July, 2017.

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 Z-14-17-2

That portion of Tract "A", RASKIN ESTATES NO 1, recorded in Book 86 of Maps, Page 36, records of Maricopa County, Arizona, lying within a portion of the Southeast quarter of Section 10, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a City of Scottsdale brass cap in handhole marking the East quarter corner of said Section 10, from which a City of Scottsdale brass cap in handhole marking the Southeast corner of said Section 10 bears South 00 degrees 57 minutes 30 seconds East 2,642.53 feet;

THENCE South 00 degrees 57 minutes 30 seconds East 1,321.28 feet along the East line of said Southeast quarter to the Northeast corner of the South half of the Southeast quarter of Section 10;

THENCE South 89 degrees 18 minutes 15 seconds West 40.00 feet along the North line of said South half of the Southeast quarter of Section 10 to the West line of the East 40.00 feet of said Southeast quarter and the POINT OF BEGINNING;

THENCE continuing South 89 degrees 18 minutes 15 seconds West 278.20 feet along said North line;

THENCE South 00 degrees 57 minutes 30 seconds East 178.21 feet;

THENCE North 89 degrees 18 minutes 15 seconds East 278.20 feet to said West line of the East 40.00 feet of said Southeast quarter;

THENCE North 00 degrees 57 minutes 30 seconds West 178.21 feet along said West line to the POINT OF BEGINNING.

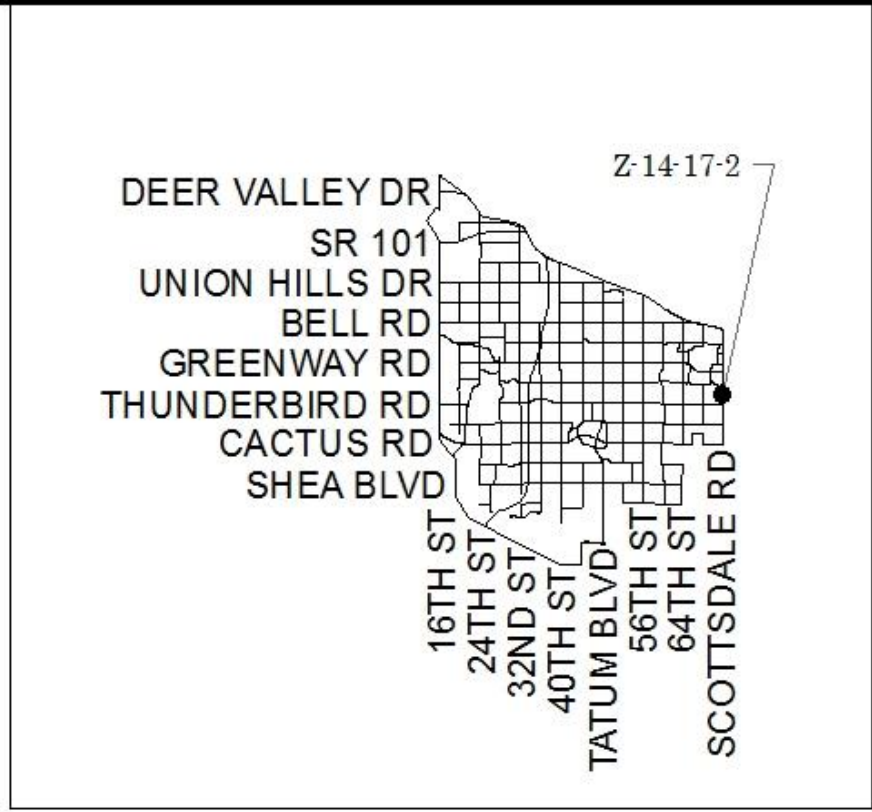
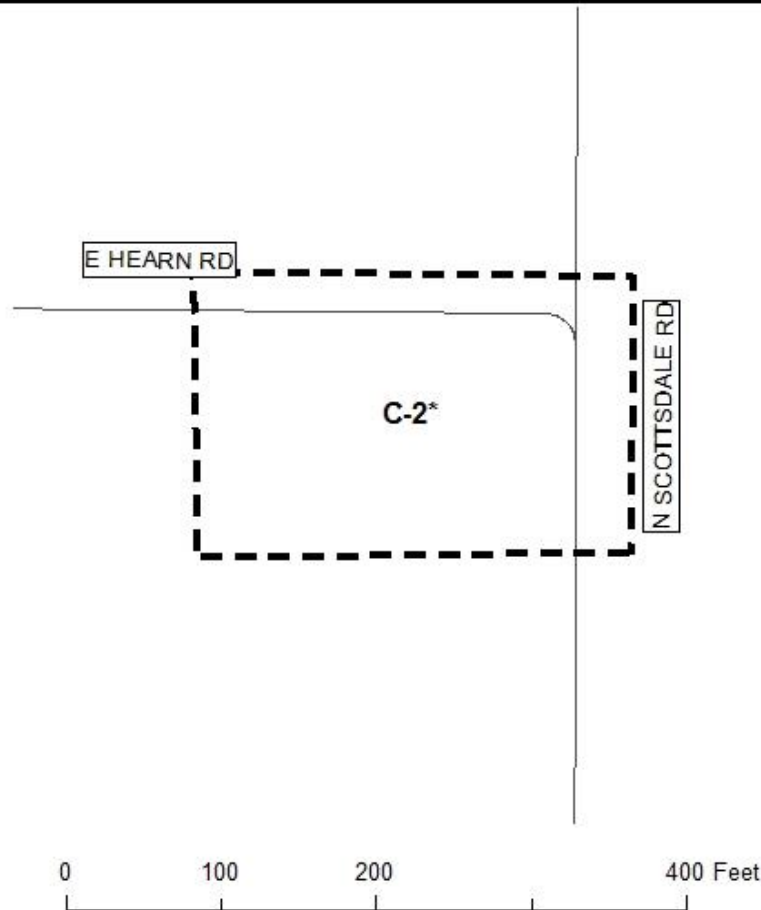
COMPRISING 1.138 acres or 49,576 square feet more or less, subject to all easements of record.

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -

Zoning Case Number: Z-14-17-2
Zoning Overlay: N/A
Planning Village: Paradise Valley



NOT TO SCALE



Drawn Date: 6/7/2017