

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-34-16-2 PREVIOUSLY APPROVED BY
ORDINANCE G-6215.

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 Cave Creek Road and Greenway Parkway in a portion of Section 2, 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, elevations and landscape plan date stamped May 20, 2016 FOR THE QUIK TRIP SITE AND SITE PLAN, ELEVATIONS, AND LANDSCAPE PLANS DATE STAMPED, FEBRUARY 15, 2017 FOR THE CAR WASH SITE as approved by the Planning and Development Department.
2. The development shall provide pedestrian connections between the buildings on site, as approved by the Planning and Development Department.
3. 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. The form and content of such documents shall be according to the templates and instructions provided which have been viewed and approved by the City Attorney.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6215, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6215 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 21st day of June, 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)

ATTACHMENT A

LEGAL DESCRIPTION FOR PHO-1-17--Z-34-16-2

THAT PORTION OF LOTS 1 AND 2, "KAY ACRES", ACCORDING TO BOOK 33 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY ARIZONA, LYING IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIO 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 00 DEGREES 15 MINUTES 08 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 188.77 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 15 MINUTES 08 SECONDS EAST, ALONG SAID EAST LINE A DISTANCE OF 120.11 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE CONTINUING SOUTH 00 DEGREES 15 MINUTES 08 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 259.04 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GREENWAY PARKWAY AS SHOWN IN DOCUMENT NO. 1988-0290178, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE, SOUTH 66 DEGRES 19 MINUTES 44 SECONDS WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 19.01 FEET;

THENCE NORTH 75 DEGREES 57 MINUTES 19 SECONDS WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 211.38 FEET;

THENCE NORTH 14 DEGREES 02 MINUTES 41 SECONDS EAST, A DISTANCE OF 187.44 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 24 SECONDS WEST, A DISTANCE OF 152.65 FEET;
THENCE NORTH 89 DEGREES 40 MINUTES 36 SECONDS EAST, A DISTANCE OF 176.18 FEET TO THE POINT OF BEGINNING..

ORDINANCE LOCATION MAP

EXHIBIT B

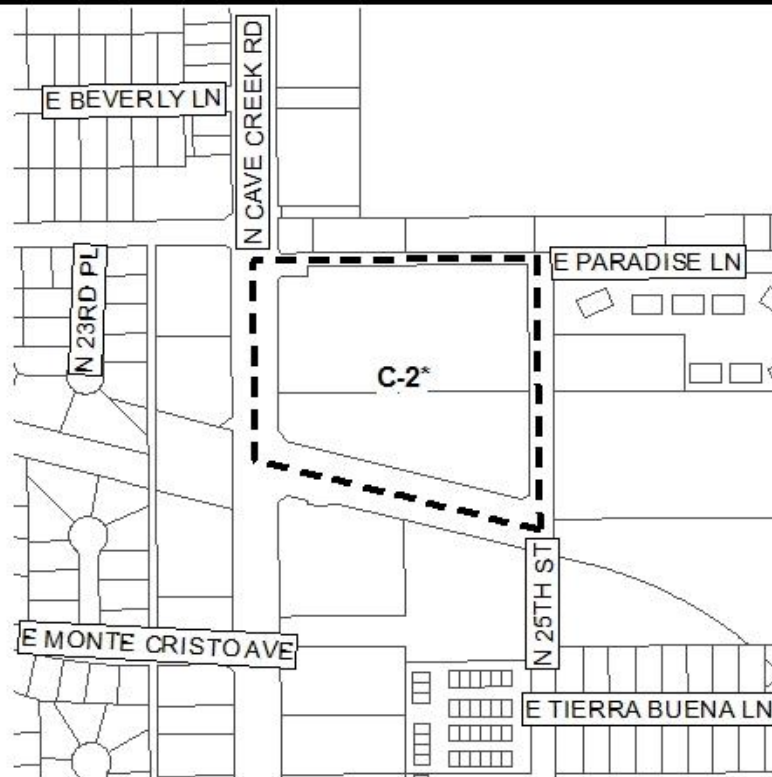
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

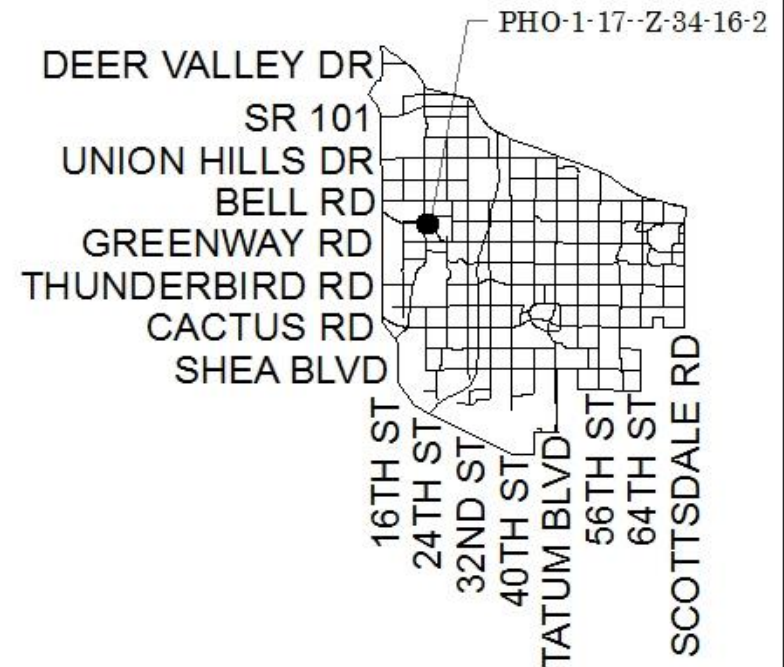
Zoning Case Number: PHO-1-17-Z-34-16-2

Zoning Overlay: N/A

Planning Village: Paradise Valley



400 200 0 400 Feet



NOT TO SCALE



Drawn Date: 5/23/2017