

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-24-14-6 PREVIOUSLY APPROVED BY
ORDINANCE G-5964.

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

SECTION 1. The zoning stipulations applicable located approximately 346
feet north of the northeast corner of 32nd Street and Highland Avenue in a portion of
Section 24, Township 2 North, Range 3 East, as described more specifically in
Attachment "A", are hereby modified to read as set forth below.

STIPULATIONS:

1. ~~That before any demolition or reconstruction of the existing building, a security fence must be constructed to prevent access to the property during demolition or reconstruction and/or when the property is vacant after demolition pending construction. The security fencing will have a locked pedestrian gate so that the homeowner's can maintain pedestrian access to 32nd Street across the parcel.~~
21. That the existing LIVING landscaping on the east one half of the property will be maintained until a new site plan is approved.
32. That any new building proposed for the site shall obtain approval of the La Celeste Homeowner's Association and the Camelback East Village Planning Committee PRIOR TO PRELIMINARY SITE PLAN APPROVAL.
43. That the La Celesta Homeowner's Association be notified of Planning Hearing Officer hearings and PLANNING AND Development Services Department Site Plan review meetings.

54. THAT DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED JULY 7, 2017. ~~That prior to submittal of a new site plan or issuance of a demolition permit, the applicant shall submit for Planning Hearing Officer review of the proposed site plan.~~

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-5964, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-5964 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 30th day of August, 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

ATTACHMENT A

LEGAL DESCRIPTION FOR PHO-1-17--Z-24-14-6

LEGAL DESCRIPTION

PARCEL NO. 1:

Tract A, La Celesta Homes, according to Book 46 of Maps, page 46, records of Maricopa County, Arizona;
EXCEPT the East 58.25 feet, which lies Southerly of Lot 1 of said La Celesta Homes;
and EXCEPT the South 24.60 feet

PARCEL NO. 2:

That portion of Tract A, La Celesta Homes, according to Book 46 of Maps, page 46, records of Maricopa County, Arizona, described as follows:

BEGINNING at the Northeast corner of Lot 11 of said La Celesta Homes;

THENCE North 0 degrees 14 minutes 00 seconds East, a distance of 3.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 0 degrees 14 minutes 00 seconds East, a distance of 21.60 feet;

THENCE South 89 degrees 42 minutes 00 seconds East, a distance of 91.75 feet;

THENCE South 0 degrees 14 minutes 00 seconds West, a distance of 21.60 feet;

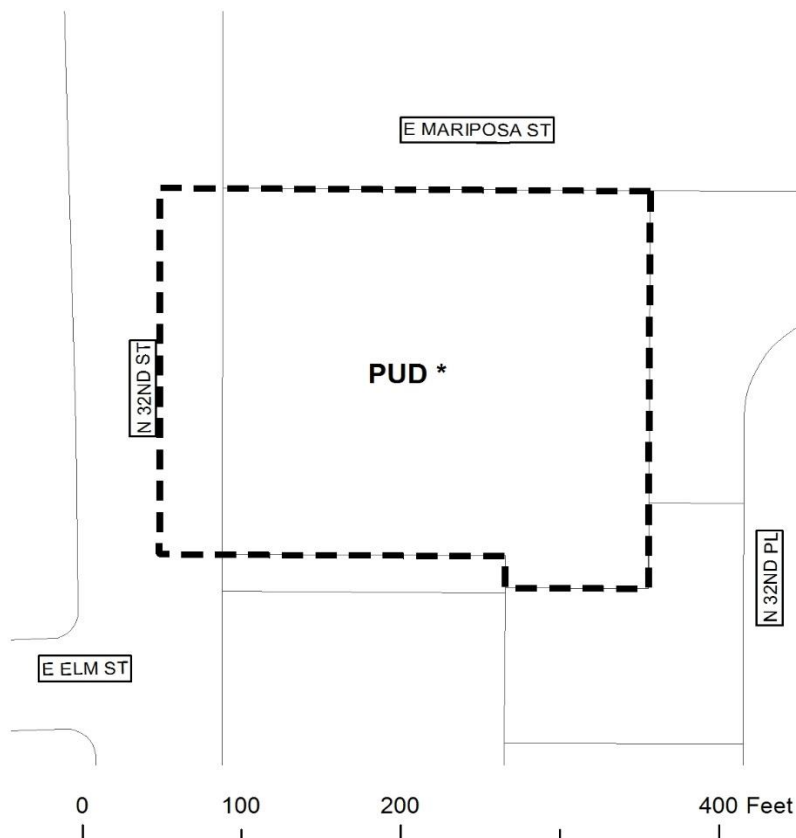
THENCE North 89 degrees 42 minutes 00 seconds West, a distance of 91.75 feet to the TRUE POINT OF BEGINNING.

ORDINANCE LOCATION MAP

ATTACHMENT B

ZONING SUBJECT TO STIPULATIONS: *

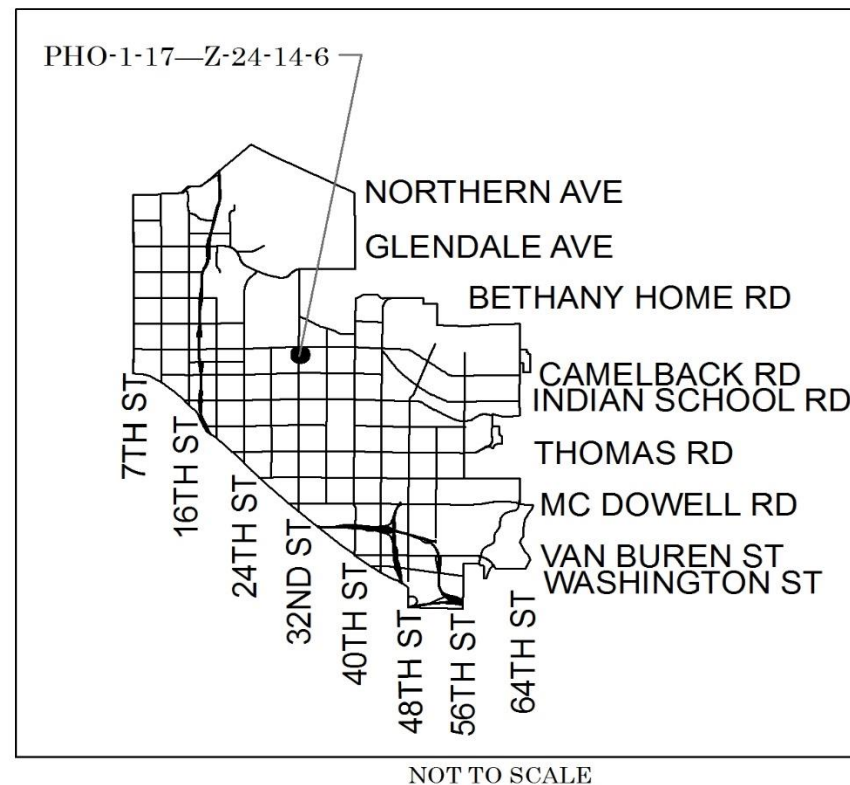
SUBJECT AREA: ■ ■ ■ ■ ■



Zoning Case Number: PHO-1-17—Z-24-14-6

Zoning Overlay: N/A

Planning Village: Camelback East



Drawn Date: 7/31/2017