

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-50-20-7) FROM C-3 SP CMOD (GENERAL COMMERCIAL, SPECIAL PERMIT, CAPITOL MALL OVERLAY DISTRICT) TO C-3 CMOD (GENERAL COMMERCIAL, CAPITOL MALL OVERLAY DISTRICT).

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

SECTION 1. The zoning of a 1.12 acre site located at the northeast corner of 9th Avenue and Jefferson Street in a portion of Section 7, Township 1 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "C-3 SP CMOD" (General Commercial, Special Permit, Capitol Mall Overlay District) to "C-3 CMOD" (General Commercial, Capitol Mall Overlay District).

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 form. 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 3rd day of February, 2021.

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-50-20-7

WITHIN A PORTION OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

LOTS 6 THRU 9 INCLUSIVE, BLOCK 14 OF NEAHR'S ADDITION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 2 OF MAPS, PAGE 61.

PARCEL NO. 2:

THAT PORTION OF THAT CERTAIN ALLEY, 25 FEET WIDE, IN BLOCK 14, OFFICIAL PLAT OF THE RESURVEY OF NEAHR'S ADDITION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 2 OF MAPS AT PAGE 61, LYING ADJACENT TO SAID LOTS AND LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 5 IN SAID BLOCK 14 AND THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 1 IN SAID BLOCK 14 AS DISCLOSED BY THAT RESOLUTION NO. 18564 ABANDONING SAID ALLEY RECORDED SEPTEMBER 8, 1995 AS 95-0546752 OF OFFICIAL RECORDS.

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

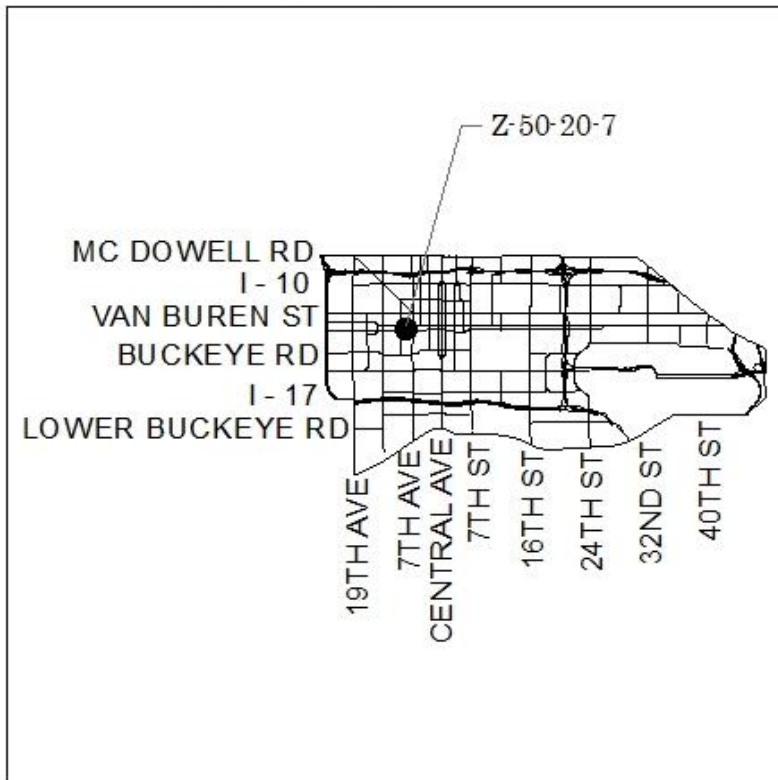
SUBJECT AREA: ■ ■ ■ ■ ■



Zoning Case Number: Z-50-20-7

Zoning Overlay: Capital Mall Overlay District

Planning Village: Central City



NOT TO SCALE



Drawn Date: 1/4/2021