



City of Phoenix  
Planning Department

June 25, 1987

99th Avenue Investment Association  
4715 North 32nd Street  
Phoenix, AZ

RE: Rezoning Application No. 138-B-83-4

Dear Sirs:

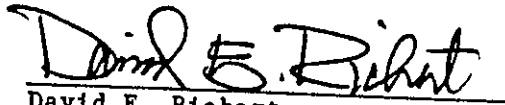
Please be advised that the Phoenix City Council in accordance with Section 108P of the Zoning Ordinance has on June 24, 1987 concurred with the recommendations of the Planning Commission and Zoning Hearing Officer and approved a major amendment to the D.C. Ranch Planned Community District on the above referenced application located between Camelback Road and the Grand Canal from 99th Avenue to 103rd Avenue subject to stipulations as follows:

1. That all previous conditions of PCD approval be applied to this amendment except as may be modified by those conditions below.
2. That residential development not exceed 1,868 dwelling units.
3. That the C-1 zoned parcel be architecturally developed and heavily landscaped to promote a residential character, as approved by the Development Coordination Office.
4. That office development be included within the PSC zoning district as shown on the submittal information.
5. That PSC development be in general conformance to the site plan presented, with specific reference to the office building depicted. Additionally, Pad D, dry cleaners, shall be architecturally linked with the adjoining building.
6. That a 14-acre school site located north of Missouri Avenue and west of the park site be reserved for one year from development of adjacent property.

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7. That the D.C. Ranch booklet be made a part of the official record of this approval.

Sincerely yours,



David E. Richert  
Deputy Planning Director

DR:TS:mcw/3838N

cc: City Clerk  
file (2)  
~~Mr. Neville~~  
Mr. Slade