

ORDINANCE G-6235

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-17-16-8) FROM A-2 (INDUSTRIAL DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

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

follows:

SECTION 1. The zoning of an approximately 6.90 acre property located at approximately 359 feet west of the southwest corner of 48th Street and Van Buren Street in a portion of Section 7, Township 1 North, Range 4 East, as described more specifically in Attachment "A," is hereby changed from "A-2" (Industrial District) to "PUD" (Planned Unit Development).

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 Attachment "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. An updated Development Narrative for the Encore PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped August 16, 2016, as modified by the following stipulations:
 - a. Page 16, Development Standards Table: Remove "Maximum: 270 units."
2. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) 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.
3. The developer shall provide documentation to the Planning and Development and Aviation departments prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the Federal Aviation Administration.
4. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the Federal Aviation Administration (FAA) and a "No Hazard Determination" obtained prior to the construction start date.
5. The developer shall dedicate a 10-foot sidewalk easement along the south side of Van Buren Street as approved by the Street Transportation and Planning and Development Departments.
6. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
7. The applicant shall submit a Traffic Impact Study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by Planning and Development Department and the Street Transportation Department.

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.

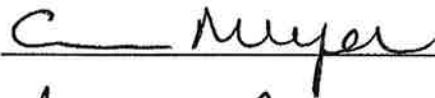
PASSED by the Council of the City of Phoenix this 2nd day of November, 2016.






MAYOR

ATTEST:



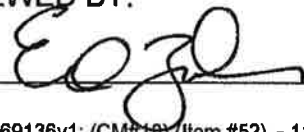
City Clerk

APPROVED AS TO FORM:



Acting City Attorney

REVIEWED BY:



City Manager

PL:tm:1269136v1: (CM#18) (Item #52) - 11/2/16

Attachments:

- A - Legal Description (1 Page)
- B - Ordinance Location Map (1 Page)

ATTACHMENT A

LEGAL DESCRIPTION FOR Z-17-16-8

PARCEL A: PARCEL NO. 2:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 7;

THENCE SOUTH (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 40 FEET;

THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS WEST, PARALLEL WITH AND 40.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 489.82 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 1 DEGREES 30 MINUTES 00 SECONDS WEST, 240.42 FEET;

THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 139.94 FEET;

THENCE SOUTH 0 DEGREES 20 MINUTES 00 SECONDS WEST, 27.00 FEET;

THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 7, A DISTANCE 71.00 FEET;

THENCE NORTH 0 DEGREES 29 MINUTES 00 SECONDS EAST, 59.90 FEET;

THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 42.50 FEET;

THENCE NORTH 0 DEGREES 29 MINUTES 00 SECONDS EAST, 48.50 FEET;
THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 3.00 FEET;

THENCE NORTH 0 DEGREES 29 MINUTES 00 SECONDS EAST, 22.50 FEET;
THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 5.00 FEET;

THENCE NORTH 0 DEGREES 29 MINUTES 00 SECONDS EAST 80.80 FEET;

THENCE SOUTH 89 DEGREES 20 MINUTES 00 SECONDS EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 11.00 FEET;

THENCE NORTH 0 DEGREES 29 MINUTES 00 SECONDS EAST, 55.70 FEET TO A POINT 40 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 7;

THENCE SOUTH 89 DEGREES 20 MINUTES 00 SECONDS EAST, PARALLEL WITH AND 40 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 254.71 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 7;

THENCE SOUTH (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 40 FEET;

THENCE NORTH 89 DEGREES 20 MINUTES WEST, PARALLEL WITH AND 40 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 429.82 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 1 DEGREES 30 MINUTES 00 SECONDS WEST 377.44 FEET;

THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 197.51 FEET;

THENCE NORTH 0 DEGREES 29 MINUTES 00 SECONDS EAST 137.00 FEET;

THENCE SOUTH 89 DEGREES 20 MINUTES 00 SECONDS EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 7 A DISTANCE OF 139.94 FEET;

THENCE NORTH 1 DEGREES 30 MINUTES 00 SECONDS EAST 240.42 FEET TO A POINT 40 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 7;

THENCE SOUTH 89 DEGREES 20 MINUTES 00 SECONDS EAST, PARALLEL WITH AND 40 FEET SOUTH OF SAID NORTH LINE, 60.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PART LYING WITHIN THE NORTH 50 FEET OF SAID NORTHEAST QUARTER AS CONVEYED TO THE CITY OF PHOENIX BY DEED RECORDED NOVEMBER 30, 1987 IN 87-716021, OF OFFICIAL RECORDS.

PARCEL B: PARCEL NO. 5:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS NORTH 89 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 2664.11 FEET;

THENCE NORTH 89 DEGREES 23 MINUTES 30 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 744.58 FEET;

THENCE SOUTH 00 DEGREES 36 MINUTES 30 SECONDS WEST, A DISTANCE OF 40.00 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF VAN BUREN STREET;

THENCE NORTH 89 DEGREES 23 MINUTES 30 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO, 97-0785414, MARICOPA COUNTY RECORDS;

THENCE SOUTH 00 DEGREES 45 MINUTES 30 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 135.69 FEET;

THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 12 DEGREES 08 MINUTES 28 SECONDS EAST, A DISTANCE OF 134.77 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 03 MINUTES 30 SECONDS EAST, A DISTANCE OF 84.41 FEET TO THE SOUTHWESTERN MOST CORNER OF THAT CERTAIN PARCEL. DESCRIBED IN DOCUMENT NO. 04-0497147;

THENCE CONTINUING SOUTH 89 DEGREES 03 MINUTES 30 SECONDS EAST, A DISTANCE OF 71.00 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF LAST SAID PARCEL;

THENCE SOUTH 00 DEGREES 45 MINUTES 30 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 110.00 FEET TO THE NORTHWESTERN MOST CORNER SHOWN ON THE FINAL PLAT OF "DESERT SCHOOLS FEDERAL CREDIT UNION", BOOK 453, PAGE 14, MARICOPA COUNTY RECORDS; THENCE NORTH 89 DEGREES 23 MINUTES 30 SECONDS WEST, PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 130.03 FEET;

THENCE NORTH 12 DEGREES 08 MINUTES 28 SECONDS WEST, A DISTANCE OF 113.71 FEET TO THE POINT OF BEGINNING.

PARCEL C: PARCEL NO. 1

THAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 7, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 7 BEARS SOUTH 89 DEGREES 23 MINUTES 30 SECONDS EAST, 744.58 FEET;

THENCE SOUTH 00 DEGREES 36 MINUTES 30 SECONDS WEST, 40.00 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF VAN BUREN STREET AND THE EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROUTE 202 LOOP (EAST PAPAGO HIGHWAY);

THENCE ALONG SAID VAN BUREN STREET RIGHT OF WAY LINE NORTH 89 DEGREES 23 MINUTES 30 SECONDS WEST, 75.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 45 MINUTES 30 SECONDS WEST, 135.69 FEET; THENCE SOUTH 12 DEGREES 08 MINUTES 28 SECONDS EAST, 134.77 FEET; THENCE SOUTH. 89 DEGREES 03 MINUTES 30 SECONDS EAST, 84.41 FEET;

THENCE NORTH 83 DEGREES 11 MINUTES 35 SECONDS EAST 1,78 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THAT TRACT OF LAND KNOWN AS PARCEL 1, RECORDED IN BOOK 600 OF DEEDS, PAGE 39, MARICOPA COUNTY RECORDS AND THE MOST SOUTHERLY SOUTHWEST CORNER OF THAT TRACT OF LAND KNOWN AS PARCEL 1 RECORDED IN RECORDING NO. 91-534060, MARICOPA COUNTY RECORDS;

THENCE SOUTH 89 DEGREES 23 MINUTES 30 SECONDS EAST, ALONG THE EASTERLY BOUNDARY OF SAID PARCEL I RECORDED IN BOOK 600 OF DEEDS, PAGE 39 AND THE SOUTHERLY BOUNDARY OF SAID PARCEL 1 RECORDED IN RECORDING NO. 91-534060, A DISTANCE OF 71.02 FEET TO THE MOST SOUTHERLY SOUTHEAST

CORNER OF SAID PARCEL I RECORDED IN RECORDING NO. 91-534060, MARICOPA COUNTY RECORDS AND A POINT OF THE WEST LINE OF PARCEL 2 RECORDED IN THE RECORDING NO. 91-534060, MARICOPA COUNTY RECORDS;

THENCE SOUTH 00 DEGREES 25 MINUTES 50 SECONDS WEST, ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 1 RECORDED IN BOOK 600 OF DEEDS, PAGE 39, MARICOPA COUNTY RECORDS AND THE WEST LINE OF SAID PARCEL 2 RECORDED IN RECORDING NO. 91-534060, 109.83 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2 RECORDED IN RECORDING NO. 91-534060, MARICOPA COUNTY RECORDS AND THE MOST WESTERLY NORTHWEST CORNER OF LOT 1 "DESERT SCHOOLS FEDERAL CREDIT' UNION" RECORDED IN BOOK 453 OF MAPS, PAGE 14, MARICOPA COUNTY RECORDS;

THENCE SOUTH 00 DEGREES 25 MINUTES 50 SECONDS WEST, ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 1 RECORDED IN BOOK 600 OF DEEDS, PAGE 39, MARICOPA COUNTY RECORDS AND THE WEST LINE OF SAID LOT 1, 783.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 81 DEGREES 52 MINUTES 18 SECONDS WEST, DEPARTING THE EASTERLY BOUNDARY OF SAID PARCEL 1 RECORDED IN BOOK 600 OF DEEDS, PAGE 39 MARICOPA COUNTY RECORDS AND THE WEST LINE OF SAID LOT 1, 6,96 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND RECORDED IN RECORDING NO, 97-0785414, MARICOPA COUNTY RECORDS;

THENCE NORTH 71 DEGREES 48 MINUTES 35 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WASHINGTON STREET, 75,24 FEET TO THE EXISTING EASTERLY RIGHT OF WAY LINE OF THE NEW CROSSCUT CANAL;

THENCE NORTH 10 DEGREES 40 MINUTES 58 SECONDS WEST, 383.12 FEET;

THENCE NORTH 25 DEGREES 43 MINUTES 35 SECONDS WEST, 50.51 FEET;

THENCE NORTH 08 DEGREES 10 MINUTES 07 SECONDS WEST, 16500 FEET;

THENCE NORTH 07 DEGREES 47 MINUTES 08 SECONDS EAST, 51.85 FEET;

THENCE NORTH 07 DEGREES 53 MINUTES 40 SECONDS WEST, 279.76 FEET;

THENCE NORTH 16 DEGREES 44 MINUTES 30 SECONDS WEST, 50.03 FEET;

THENCE NORTH 10 DEGREES 02 MINUTES 52 SECONDS WEST, 101.85 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 77.36 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF VAN BUREN STREET;
THENCE SOUTH 89 DEGREES 23 MINUTES 30 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 81.32 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THEREFROM ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, FROM WHICH THE

NORTH QUARTER CORNER OF SAID SECTION BEARS NORTH 89 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 2664.11 FEET;

THENCE NORTH 89 DEGREES 23 MINUTES 30 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 744.58 FEET.

THENCE SOUTH 00 DEGREES 36 MINUTES 30 SECONDS WEST, A DISTANCE OF 40.00 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF VAN BUREN STREET;

THENCE NORTH. 89 DEGREES 23 MINUTES 30 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 97-0785414, MARICOPA COUNTY RECORDS;

THENCE SOUTH 00 DEGREES 45 MINUTES 30 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 135.69 FEET;

THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 12 DEGREES 08 MINUTES 28 SECONDS EAST, A DISTANCE OF 134.77 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 03 MINUTES 30 SECONDS EAST, A DISTANCE OF 84.41 FEET TO THE SOUTHWESTERN MOST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 04-0497147;

THENCE CONTINUING SOUTH 89 DEGREES 03 MINUTES 30 SECONDS EAST, A DISTANCE OF 71.00 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF LAST SAID PARCEL;

THENCE SOUTH 00 DEGREES 45 MINUTES 30 SECONDS WEST, ALONG SAID WESTERLY LINE A DISTANCE OF 110.00 FEET TO THE NORTHWESTERN MOST CORNER SHOWN ON THE FINAL PLAT OF "DESERT SCHOOLS FEDERAL CREDIT UNION", BOOK 453, PAGE 14, MARICOPA COUNTY RECORDS;

THENCE NORTH 89 DEGREES 23 MINUTES 30 SECONDS WEST, PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 130.03 FEET;

THENCE NORTH 12 DEGREES 08 MINUTES 28 SECONDS WEST, A DISTANCE OF 113.71 FEET TO THE POINT OF BEGINNING; AND FURTHER EXCEPT THAT PORTION GRANTED TO THE CITY OF PHOENIX, A MUNICIPAL CORPORATION OF THE STATE OF ARIZONA, IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2006-0628267, DESCRIBED AS FOLLOWS:

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF 48TH STREET AND WASHINGTON STREET;

THENCE, NORTH 81 DEGREES 52 MINUTES 18 SECONDS WEST, A DISTANCE OF 660.49 FEET;

THENCE, NORTH 08 DEGREES 07 MINUTES 42 SECONDS EAST, A DISTANCE OF 69.00 FEET TO THE POINT OF BEGINNING;

THENCE, NORTH 80 DEGREES 23 MINUTES 38 SECONDS WEST, A DISTANCE OF 6.98 FEET;

THENCE, NORTH 71 DEGREES 48 MINUTES 43 SECONDS WEST, A DISTANCE OF 75.24 FEET;

THENCE, NORTH 10 DEGREES 41 MINUTES 06 SECONDS WEST, A DISTANCE OF 12.90 FEET TO A POINT OF CUSP TO A CURVE WHOSE 10898.00 FEET RADIUS BEARS NORTH 08 DEGREES 07 MINUTES 59 SECONDS EAST AND IS CONCAVE NORTHEAST;

THENCE, SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0 DEGREES 25 MINUTES 47 SECONDS, A DISTANCE OF 81.73 FEET;

THENCE, SOUTH 00 DEGREES 25 MINUTES 54 SECONDS WEST A DISTANCE OF 26.07 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 7, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 7 BEARS SOUTH 89 DEGREES 23 MINUTES 30 SECONDS EAST 744.58 FEET;

THENCE SOUTH 0 DEGREES 36 MINUTES 30 SECONDS WEST 40.00 FEET TO THE TRUE POINT OF BEGINNING, ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF VAN BUREN STREET AND THE EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROUTE 202 LOOP (EAST PAPAGO HIGHWAY);

THENCE ALONG SAID EXISTING STATE ROUTE 202 LOOP RIGHT OF WAY LINE
THE FOLLOWING NINE (9) COURSES;

THENCE SOUTH 0 DEGREES 45 MINUTES 30 SECONDS WEST 55.70 FEET;

THENCE NORTH 89 DEGREES 03 MINUTES 30 SECONDS WEST 11 .00 FEET;

THENCE SOUTH 0 DEGREES 45 MINUTES 30 SECONDS WEST 80.80 FEET;

THENCE SOUTH 89 DEGREES 03 MINUTES 30 SECONDS EAST 5.00 FEET;

THENCE SOUTH 0 DEGREES 45 MINUTES 30 SECONDS WEST 22.50 FEET;

THENCE SOUTH 89 DEGREES 03 MINUTES 30 SECONDS EAST 3.00 FEET;

THENCE SOUTH 0 DEGREES 45 MINUTES 30 SECONDS WEST 48.50 FEET;

THENCE SOUTH 89 DEGREES 03 MINUTES 30 SECONDS EAST 42.50 FEET;

THENCE SOUTH 0 DEGREES 45 MINUTES 56 SECONDS WEST 59.90 FEET;

THENCE NORTH 89 DEGREES 03 MINUTES 30 SECONDS WEST 84.41 FEET;

THENCE NORTH 12 DEGREES 08 MINUTES 28 SECONDS WEST 134.77 FEET;

THENCE NORTH 0 DEGREES 45 MINUTES 30 SECONDS EAST 135.69 FEET TO
THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF VAN BUREN STREET;

THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 89 DEGREES 23 MINUTES 30
SECONDS EAST 75.00 FEET TO THE TRUE POINT OF BEGINNING.

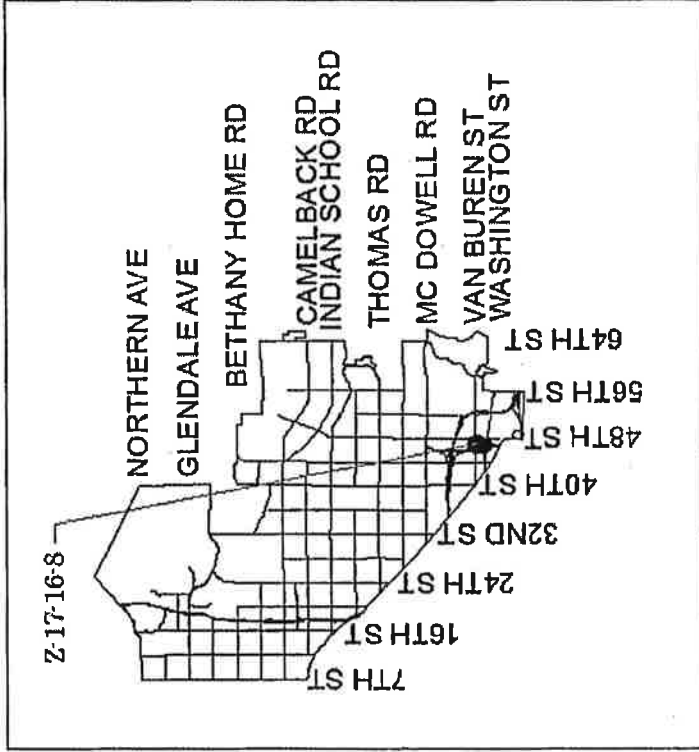
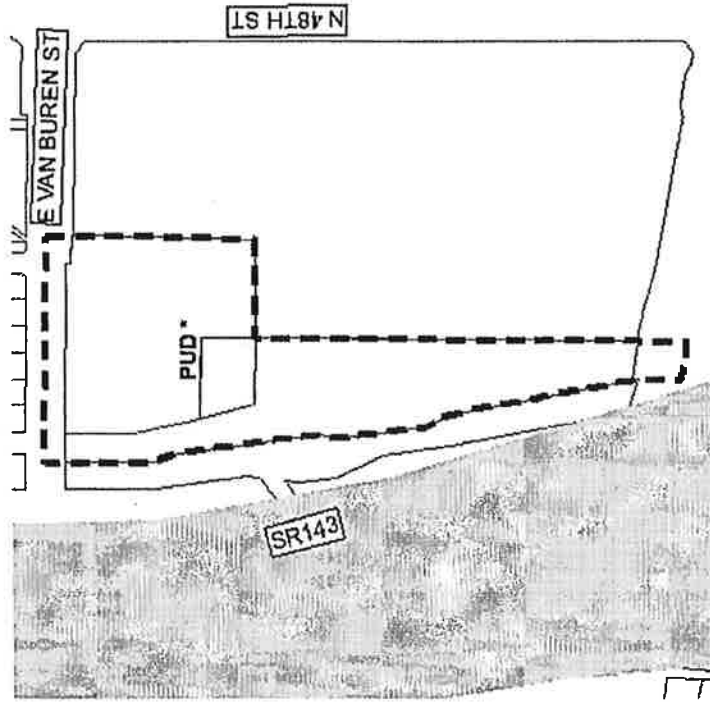
ATTACHMENT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-17-16-8
Zoning Overlay: N/A
Planning Village: Camelback East

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: - - - - -



NOT TO SCALE



Drawn Date: 10/6/2016

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