



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

November 29, 2016

George Pasquel III  
Withey Morris PLC  
2525 East Arizona Biltmore Circle, Suite A-212  
Phoenix, Arizona 85016

Dear Applicant:

RE: Z-30-16-3 – Northeast corner of the 12th Street alignment and Mountain View Road

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 601 of the Zoning Ordinance, as amended, has on November 2, 2016, approved Zoning Ordinance # G-6227.

Development and use of the site is subject to compliance with all applicable codes and ordinances.

Sincerely,

Sandra Hoffman  
Deputy Director

Attachment: Signed Ordinance

- c: Dave Brown - Wentworth Property Co., 2701 E. Camelback Rd., Phoenix, AZ 85016  
41st 4800 LLC, PO Box 2733, Sunnyvale, CA 94087  
File  
Tricia Gomes, PDD – Planning-Principal Planner (Electronically)  
Teresa Hillner, PDD–Planning–Planner III (Electronically)  
Lilia Olivarez, PDD–Planning–PC Secretary (Electronically)  
Hannah Oliver, PDD–Planning–Village Planner (Electronically)  
David Miller, PDD–GIS (Electronically)  
Randy Weaver, PDD–Development (Electronically)  
Penny Parrella, City Council (Electronically)

ORDINANCE G-6227

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-30-16-3) FROM R-3 (APPROVED R-2) (MULTIFAMILY RESIDENCE DISTRICT), TO PUD (PLANNED UNIT DEVELOPMENT).

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

follows:

SECTION 1. The zoning of an approximately 1.28 acre property located at the northeast corner of the 12th Street alignment and Mountain View Road in a portion of Section 28, Township 3 North, Range 3 East, as described more specifically in Attachment "A," is hereby changed from "R-3" (Approved R-2) (Multifamily Residence 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 Mountain View Storage 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 25, 2016.
2. The developer shall submit a copy of the Grading and Drainage Plan to the Floodplain Management section of Street Transportation Department for review and approval of Floodplain requirements prior to issuance of a Grading Permit.
3. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims in a form approved by the City Attorney's office. 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.

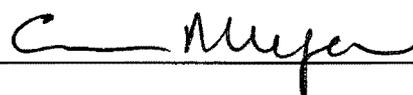
SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

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

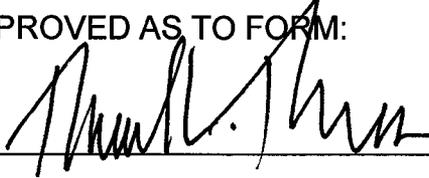


  
MAYOR

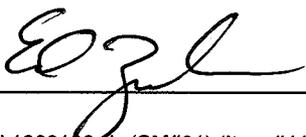
ATTEST:

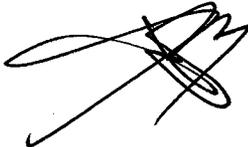
  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Acting City Attorney

REVIEWED BY:

  
\_\_\_\_\_  
City Manager



PL:tml:1269186v1: (CM#21) (Item #44) – 11/2/16

Attachments:

A - Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

ATTACHMENT A

LEGAL DESCRIPTION FOR Z-30-16-3

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LOT 1, MOUNTAIN VIEW VILLA, ACCORDING TO BOOK 269, OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

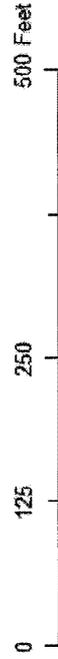
EXCEPT ANY PORTION THEREOF LYING WITHIN SHADOW HILLS CONDOMINIUMS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 334 OF MAPS, PAGE 7.

ATTACHMENT B

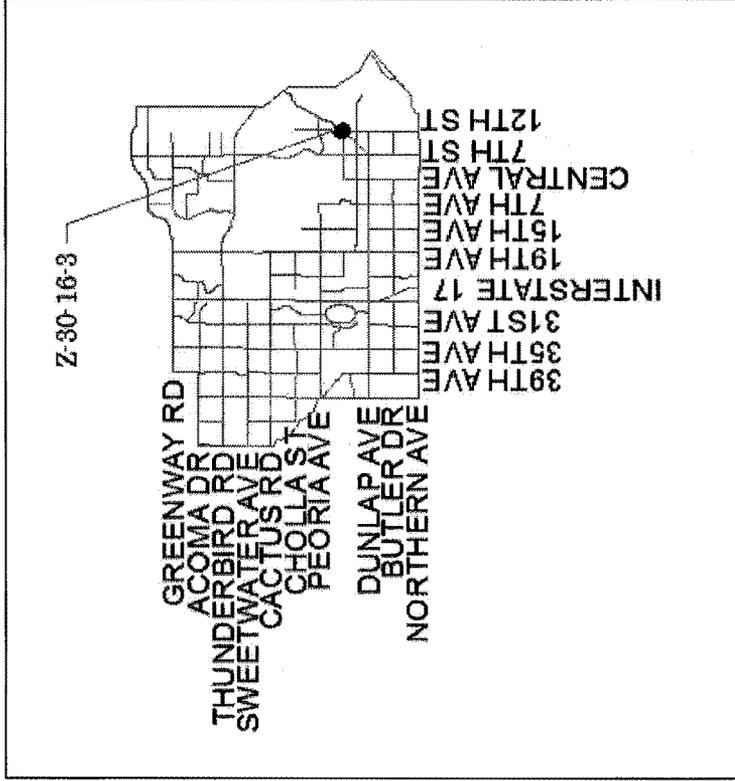
ORDINANCE LOCATION MAP

Zoning Case Number: Z-30-16-3  
Zoning Overlay: N/A  
Planning Village: North Mountain

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -



NOT TO SCALE



Drawn Date: 10/6/2016

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