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ORDINANCE G-5806

AN ORDINANCE AMENDING THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-43-12-7) FROM R-5 (MULTIPLE-FAMILY RESIDENCE), R-5 (APPROVED C-2) (MULTIPLE-FAMILY RESIDENCE APPROVED INTERMEDIATE COMMERCIAL), AND C-3 (GENERAL COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT).

WHEREAS, on October 5, 2012, the City of Phoenix Planning and Development Department received, in compliance with the requirements of the City of Phoenix Zoning Ordinance, Section 506, a written request for rezoning from Paul Gilbert of Beus Gilbert PLLC, having authorization to represent the owner, James F Kenny of El Dorado Van Buren 80 LLC of an approximately 83.15 acre property located at the northwest corner of 59th Avenue and Van Buren Street in a portion of Section 6, Township 1 North, Range 2 East, as described more specifically in Attachment "A", attached hereto and incorporated herein by this reference; and,

WHEREAS, pursuant to A.R.S. § 9-462.04, the Planning Commission, held a public hearing on April 9, 2013, and at this hearing recommended that the City

Council approve this rezoning request with the recommended staff conditions, as modified; and,

WHEREAS, the City Council, at their regularly scheduled meeting held on May 1, 2013, has determined that, in accordance with A.R.S. § 9-462.01.F, this rezoning request, with the appropriate site specific requirements provided in Section 2, is consistent with and conforms to the General Plan, will conserve and promote the public health, safety and general welfare, and should be approved, subject to the conditions herein.

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

SECTION 1: The zoning of an approximately 83.15 acre property located at the northwest corner of 59th Avenue and Van Buren Street in a portion of Section 6, Township 1 North, Range 2 East, as described more Specifically In Attachment "A", Is Hereby Changed From "R-5" (Multiple-Family Residence), "R-5 (Approved C-2)" (Multiple-Family Residence approved Intermediate Commercial), and "C-3" (General Commercial) to "PUD" (Planned Unit Development) and that 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 2: The specific nature of the subject property and of the rezoning request is more particularly described in case file Z-43-12-7, on file with the Planning and Development Department. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to compliance

with the PUD narrative and 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 Z-43-12-7 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 February 13, 2013.

New Development Standards

2. The following minimum setbacks shall be provided along the north property line, as approved by the Planning and Development Department:
 - a. Minimum 60-foot building setback
 - b. Minimum 100-foot outdoor storage and outdoor uses setback, except for trailer and freight container staging that is transient in nature. These uses shall be limited to 15 feet in height but may increase 1-foot in height for every 3 feet of setback provided (3:1).
3. Outdoor uses and/or storage located between 100-300 feet of the north property line and that portion of the west property line approximately 552 feet in length south of Fillmore Street shall be required to obtain a use permit as outlined in Section 307 of the zoning ordinance, as approved by the Planning and Development Department.
4. An 8-foot CMU wall shall be provided adjacent to all residential zoning districts, except for the portion of the western property line zoned R-5 south (approximately 552 feet) of Fillmore Street, as approved by the Planning and Development Department.
5. A maximum of 50 percent lot coverage may be obtained by the applicant, as approved by the Planning and Development Department.
6. Freeway pylon signs shall be not be located within 300 feet of the north property line, as approved by the Planning and Development Department.

7. The landscape setback along the western property line may be reduced to 10 feet beginning at approximately 552 feet south of Fillmore Street, as approved by the Planning and Development Department.
8. That 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.

Development Narrative Updates and Modifications

9. The applicant shall modify page 24, Section G.11.a.2 and shall have the photometric analysis at time of site plan review process, as approved by the Planning and Development Department.
10. The applicant shall modify page 24, Section G.11.a.3 to "partially shield exterior lighting," as approved by the Planning and Development Department.
11. The applicant shall modify page 27, Section G.12.d and delete the reference to allow "existing 6-foot walls may remain," as approved by the Planning and Development Department.
12. The applicant shall update page 4, Section 2, uses of the PUD to correct the wording to "conditions/limitations," as approved by the Planning and Development Department.
13. The applicant shall update page 4, Section 3, standards of the PUD to correct the wording to "59th Avenue," as approved by the Planning and Development Department.
14. The applicant shall update page 7, Section 1, statement of conformity and insert a period after "City of Phoenix General Plan," as approved by the Planning and Development Department.
15. The applicant shall update page 11, Section F.4.c and correct the spelling to "fifty," as approved by the Planning and Development Department.
16. The applicant shall modify page 28 and remove the "note" from the top of the page, as approved by the Planning and Development Department.

Street Transportation Stipulations

- 17. Submit a revised Traffic Impact Analysis to accommodate updated development plans per the PUD requirements. The development shall be responsible for any necessary dedications and improvements to the street network as approved by the Street Transportation Department.
- 18. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
- 19. A Red Border Letter shall be filed with the Arizona Department of Transportation (ADOT) notifying them of this project. The response from ADOT shall be included in the Appendix of the traffic study. Potential right-of-way requirements need to be addressed in ADOT's response.
- 20. The applicant shall revise the Traffic Impact Study in accordance with comments provided by the Street Transportation Department and with final approval by the Street Transportation Department prior to preliminary site plan approval.
- 21. The developer shall work with the neighborhood to pay for traffic mitigation measures along Fillmore Street adjacent to the subject site as approved or modified by the Street Transportation Department.

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 1st day of May, 2013.




[Handwritten Signature]

 MAYOR

ATTEST:

[Handwritten Signature]
 _____ City Clerk

APPROVED AS TO FORM:



Acting City Attorney *MLW*

REVIEWED BY:



City Manager

MLW.tml:1047321v1: (CM#54) (Item #81) 5/1/13

Attachments:

A - Legal Description (6 Pages)

B - Ordinance Location Map (1 Page)

ATTACHMENT A

LEGAL DESCRIPTION FOR Z-43-12-7PARCEL NO. 1:

THE EAST THREE-QUARTERS OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;

EXCEPT ANY PORTION LYING WITHIN THAT CERTAIN DITCH KNOWN AS A SUBLATERAL TO LATERAL 14 OF THE GRAND CANAL AS THE SAID SUBLATERAL IS NOW LOCATED AND CONSTRUCTED THROUGH, OVER AND ACROSS THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, THE CENTER LINE OF THE SAID SUBLATERAL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SECTION 6, AND USING AS A BASE THE EAST BOUNDARY LINE OF THE SAID SECTION, (THE SAID EAST BOUNDARY LINE HAVING A BEARING OF NORTH 0 DEGREES 40 MINUTES EAST, BASED ON A MAGNETIC BEARING OF NORTH 13 DEGREES 42 MINUTES WEST);

THENCE NORTH 00 DEGREES 40 MINUTES EAST, A DISTANCE OF 1323.00 FEET;

THENCE NORTH 89 DEGREES 20 MINUTES WEST, A DISTANCE OF 26.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 56 MINUTES WEST, A DISTANCE OF 574.00 FEET;

THENCE SOUTH 89 DEGREES 00 MINUTES WEST, A DISTANCE OF 600.00 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES WEST, A DISTANCE OF 440.00 FEET;

THENCE SOUTH 89 DEGREES 15 MINUTES WEST, A DISTANCE OF 1001.00 FEET TO A POINT IN THE NORTH AND SOUTH MID-SECTION LINE OF THE SAID SECTION 6, FROM WHICH POINT THE SOUTH QUARTER CORNER OF THE SAID SECTION BEARS SOUTH 00 DEGREES 26 MINUTES WEST, A DISTANCE OF 1309.60 FEET; AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF PHOENIX, IN INSTRUMENT NUMBERS 2005-215472 OF OFFICIAL RECORDS AND 2005-0215474 OF OFFICIAL RECORDS; DESCRIBED AS FOLLOWS:

THE NORTH 22.00 FEET OF THE SOUTH 55.00 FEET OF THE EAST THREE-QUARTERS

OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE WEST QUARTER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST, GILA AND SALT RIVER BASE AND MERIDIAN;

EXCEPT ANY PORTION LYING WITHIN THAT CERTAIN DITCH KNOWN AS A SUBLATERAL TO LATERAL 14 OF THE GRAND CANAL AS THE SAID SUBLATERAL IS NOW LOCATED AND CONSTRUCTED THROUGH, OVER AND ACROSS THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, THE CENTER LINE OF THE SAID SUBLATERAL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SECTION 6, AND USING AS A BASE THE EAST BOUNDARY LINE OF THE SAID SECTION, (THE SAID EAST BOUNDARY LINE HAVING A BEARING OF NORTH 0 DEGREES 40 MINUTES EAST, BASED ON A MAGNETIC BEARING OF NORTH 13 DEGREES 42 MINUTES WEST);

THENCE NORTH 00 DEGREES 40 MINUTES EAST, A DISTANCE OF 1323.00 FEET;

THENCE NORTH 89 DEGREES 20 MINUTES WEST, A DISTANCE OF 26.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 56 MINUTES WEST, A DISTANCE OF 574.00 FEET;

THENCE SOUTH 89 DEGREES 00 MINUTES WEST, A DISTANCE OF 600.00 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES WEST, A DISTANCE OF 440.00 FEET;

THENCE SOUTH 89 DEGREES 15 MINUTES WEST, A DISTANCE OF 1001.00 FEET TO A POINT IN THE NORTH AND SOUTH MID-SECTION LINE OF THE SAID SECTION 6, FROM WHICH POINT THE SOUTH QUARTER CORNER OF THE SAID SECTION BEARS SOUTH 00 DEGREES 26 MINUTES WEST, A DISTANCE OF 1309.60 FEET; AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF PHOENIX, IN INSTRUMENT NUMBER 2005-0190120 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THE NORTH 22.00 FEET OF THE SOUTH 55.00 FEET OF THE EAST HALF OF THE WEST HALF AND THE WEST QUARTER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST QUARTER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING WITHIN THAT CERTAIN DITCH KNOWN AS A SUBLATERAL TO LATERAL 14 OF THE GRAND CANAL AS THE SAID SUBLATERAL IS NOW LOCATED AND CONSTRUCTED THROUGH, OVER AND ACROSS THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, THE CENTER LINE OF THE SAID SUBLATERAL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SECTION 6, AND USING AS A BASE THE EAST BOUNDARY LINE OF THE SAID SECTION, (THE SAID EAST BOUNDARY LINE HAVING A BEARING OF NORTH 0 DEGREES 40 MINUTES EAST, BASED ON A MAGNETIC BEARING OF NORTH 13 DEGREES 42 MINUTES WEST);

THENCE NORTH 00 DEGREES 40 MINUTES EAST, A DISTANCE OF 1323.00 FEET;

THENCE NORTH 89 DEGREES 20 MINUTES WEST, A DISTANCE OF 26.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 56 MINUTES WEST, A DISTANCE OF 574.00 FEET;

THENCE SOUTH 89 DEGREES 00 MINUTES WEST, A DISTANCE OF 600.00 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES WEST, A DISTANCE OF 440.00 FEET;

THENCE SOUTH 89 DEGREES 15 MINUTES WEST, A DISTANCE OF 1001.00 FEET TO A POINT IN THE NORTH AND SOUTH MID-SECTION LINE OF THE SAID SECTION 6, FROM WHICH POINT THE SOUTH QUARTER CORNER OF THE SAID SECTION BEARS SOUTH 00 DEGREES 26 MINUTES WEST, A DISTANCE OF 1309.60 FEET; AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF PHOENIX, IN INSTRUMENT NUMBER 2004-078521 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

THE NORTH 22.00 FEET OF THE SOUTH 55.00 FEET OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; AND EXCEPT THAT PORTION CONVEY TO THE CITY OF PHOENIX, IN INSTRUMENT NUMBER 2004-0078519 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THE NORTH 17.00 FEET OF THE SOUTH 50.00 FEET OF THE EAST QUARTER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, AND THE NORTH 5.00 FEET OF THE SOUTH 55.00 FEET OF THE EAST 25.00 FEET OF THE EAST QUARTER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FLUSH WITH THE PAVEMENT MARKING THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER FROM WHICH A BRASS CAP IN A HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 6 BEARS SOUTH 89 DEGREES 59 MINUTES 43 SECONDS EAST, A DISTANCE OF 1311.64 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST, A DISTANCE OF 55.00 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST, A DISTANCE OF 1266.67 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89 DEGREES 41 MINUTES 33 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1158.89 FEET;

THENCE SOUTH 76 DEGREES 14 MINUTES 39 SECONDS EAST, A DISTANCE OF 102.88 FEET TO THE SOUTH LINE OF THE NORTH 25.00 FEET OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89 DEGREES 41 MINUTES 33 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 45 DEGREES 04 MINUTES 31 SECONDS EAST, A DISTANCE OF 16.90 FEET TO THE WEST LINE OF THE EAST 40.00 FEET OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 09 MINUTES 25 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 426.52 FEET;

THENCE SOUTH 01 DEGREES 18 MINUTES 10 SECONDS WEST, A DISTANCE OF 220.52 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 35 SECONDS WEST, A DISTANCE OF 230.00 FEET;

THENCE SOUTH 00 DEGREES 09 MINUTES 25 SECONDS WEST, A DISTANCE OF 63.25 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 43 SECONDS WEST, A DISTANCE OF 669.92 FEET;

THENCE SOUTH 00 DEGREES 09 MINUTES 25 SECONDS WEST, A DISTANCE OF 527.00 FEET TO THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID SOUTHEAST QUARTER AND THE NORTHERLY RIGHT-OF-WAY LINE OF VAN BUREN STREET AS DESCRIBED IN DOCUMENT NOS. 2004-1521174 AND 2004-1521176, RECORDS OF MARICOPA COUNTY;

THENCE NORTH 89 DEGREES 59 MINUTES 43 SECONDS WEST, A DISTANCE OF 367.48 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PARCEL NO. 5:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 6 BEARS SOUTH 89 DEGREES 59 MINUTES 43 SECONDS EAST, 1311.64 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 43 SECONDS EAST, 367.31 FEET;

THENCE NORTH 00 DEGREES 09 MINUTES 25 SECONDS EAST, 55.00 FEET TO THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID SECTION 6 AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 09 MINUTES 25 SECONDS EAST, 527.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 43 SECONDS EAST, 669.92 FEET;

THENCE SOUTH 00 DEGREES 09 MINUTES 25 SECONDS WEST, 186.75 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 35 SECONDS EAST, 225.00 FEET TO THE EAST RIGHT OF WAY LINE OF 59TH AVENUE;

THENCE SOUTH 01 DEGREES 18 MINUTES 10 SECONDS WEST, 79.54 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE WEST LINE OF THE EAST 51.00 FEET OF SAID SECTION 6;

THENCE SOUTH 00 DEGREES 09 MINUTES 25 SECONDS WEST, 228.14 FEET ALONG SAID WEST LINE;

THENCE SOUTH 45 DEGREES 11 MINUTES 36 SECONDS WEST, 49.66 FEET TO THE NORTH LINE OF THE SOUTH 52.00 FEET OF SAID SECTION 6;

THENCE NORTH 89 DEGREES 59 MINUTES 43 SECONDS WEST, 40.01 FEET ALONG SAID NORTH LINE;

THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF VAN BUREN STREET AS DESCRIBED IN DOCUMENT NO. 2004-1521174 OF OFFICIAL RECORDS, RECORDS OF MARICOPA COUNTY, ARIZONA, THE FOLLOWING 6 COURSES:

THENCE NORTH 77 DEGREES 27 MINUTES 59 SECONDS WEST, 46.10 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 43 SECONDS WEST, 70.00 FEET;

THENCE SOUTH 72 DEGREES 28 MINUTES 45 SECONDS WEST, 39.85 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 43 SECONDS WEST, 522.00 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 17 SECONDS EAST, 5.00 FEET;

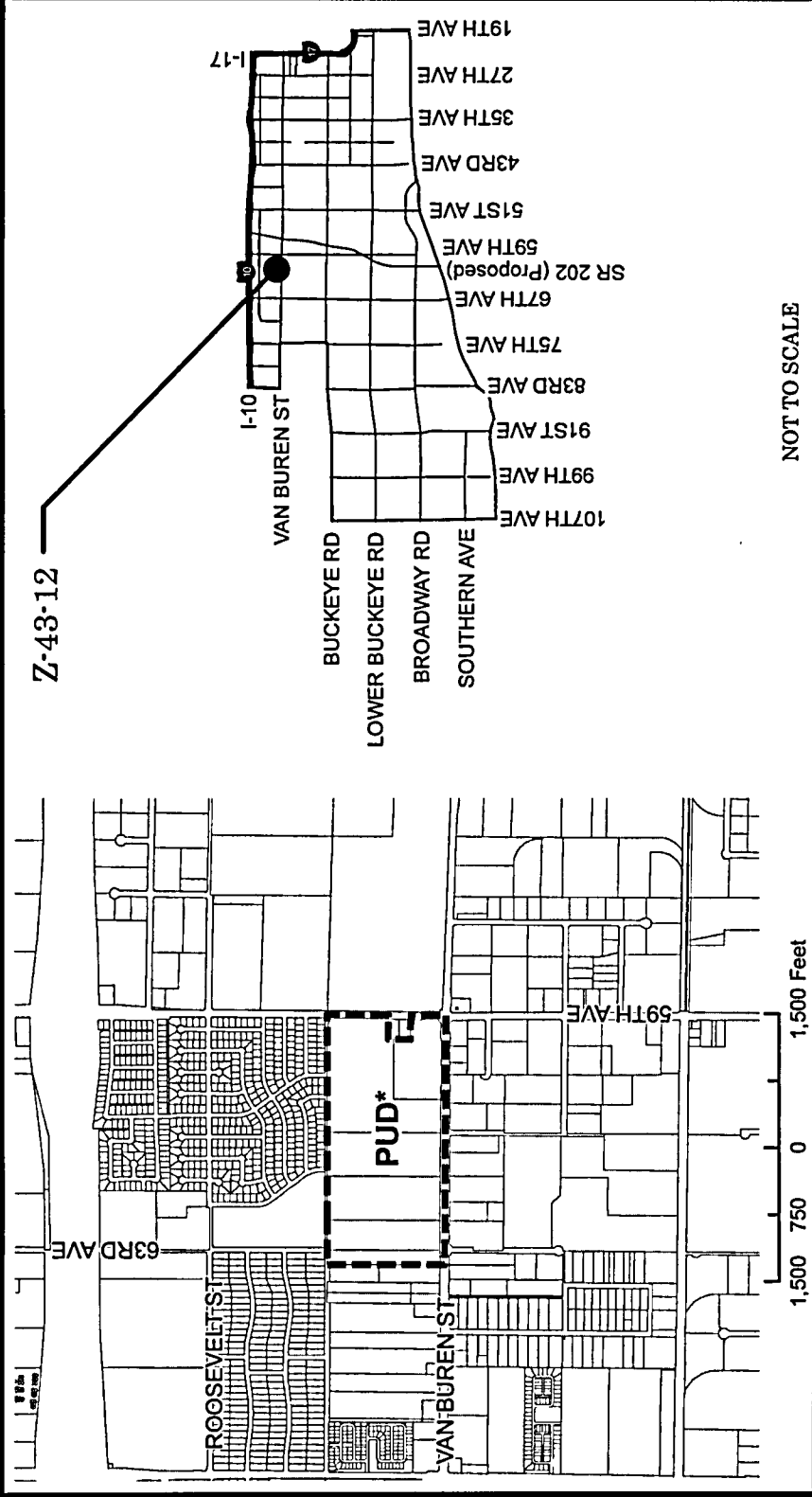
THENCE NORTH 89 DEGREES 59 MINUTES 43 SECONDS WEST, 143.18 FEET TO THE POINT OF BEGINNING.

ATTACHMENT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-43-12-7
 Zoning Overlay: N/A
 Planning Village: Estrella

ZONING SUBJECT TO STIPULATIONS: *
 SUBJECT AREA: ■■■■■



NOT TO SCALE

Drawn Date: 4/9/13

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