

ORDINANCE NO. 1812

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING AS APPROVED IN ZONING CASE NO. 108-Z-84.

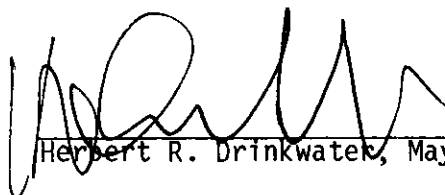
WHEREAS, Zoning Case No. 108-Z-84 was properly noticed for public hearing, pursuant to the requirements of the Scottsdale Zoning Ordinance and the statutes of the State of Arizona, and the necessary hearings thereupon have been completed, the Planning Commission has made a recommendation on the application, and the City Council has made its decision,

WHEREAS, the Council of the City of Scottsdale instructed the staff to prepare an ordinance changing the zoning on the property described in Application No. 108-Z-84 as requested by the applicant subject to the occurrence of specific conditions attached hereto as Exhibit A and incorporated herein by reference,

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale be amended to conform with the aforesaid decision of the Scottsdale City Council.

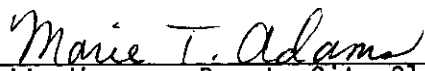
NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, Arizona, that the "District Map" adopted as a part of Ordinance No. 455, showing the zoning district boundaries in the City of Scottsdale, is amended as described in the legal description, attached hereto as Exhibit B, and incorporated as a part of this ordinance and shall have the same force and effect as if fully set forth herein.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 14th day of October, 1985.


Herbert R. Drinkwater, Mayor

ATTEST:

Roy R. Pederson, City Clerk

By: 
for Betty Warren, Deputy City Clerk

APPROVED AS TO FORM:


William E. Farrell, City Attorney

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EXHIBIT A

1. Development shall be in substantial conformance with the site plan submitted as part of the application.
2. Building height shall be limited to 14 feet for one-story buildings and 22 feet for two-story buildings.
3. Dedication of 30 feet (half-street) terminating into a 45 foot radius cul-de-sac for Desert Cove Drive shall be made within 6 months of the date of City Council approval.
4. A 1 foot V.N.E. (vehicular non-access easement) shall be provided along Pima Road. Access to Pima Road shall be prohibited.
5. Use of the property shall be limited to the uses allowed in the I-G zone.
6. In addition to complying with I-1 development standards, the project shall conform to I-G development standards with the exception of building height and massing standards.
7. The Development Review Board shall pay particular attention to the landscape treatment of the drainage channel along the north property line.

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EXHIBIT B

LEGAL DESCRIPTION OF I-1 ZONING

PARCEL NO. 1:

The North half of the Northwest quarter of Lot 4, Section 19, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT Commencing at the Southwest corner of said Section 19; thence North 0 degrees 11 minutes 31 seconds East, along the West line of said Section 19, a distance of 660 feet to the TRUE POINT OF BEGINNING; thence continuing North 0 degrees 11 minutes 31 seconds East, along the said West line of Section 19, a distance of 660 feet; thence East, along the North line of the said Northwest quarter of Lot 4, a distance of 95 feet to a point; thence South, along a line parallel to and 95 feet East of the said West line of Section 19, a distance of 90 feet, more or less, to the point of a curve; thence Southerly, along the arc of a curve, having a radius of 2,178.48 feet, concave to the Northwest, a distance of 265 feet, more or less, to a point of tangency; thence South 7 degrees 33 minutes 03 seconds West, a distance of 233 feet, more or less, to the point of a curve; thence Southerly, along the arc of a curve, having a radius of 1,988.48 feet, concave to the East, a distance of 61 feet, more or less, to the South line of the said Northwest quarter of Lot 4; thence West, along said South line, to the TRUE POINT OF BEGINNING, as set forth in instrument recorded in Docket 15802, page 705.

PARCEL NO. 2:

The South half of the Northwest quarter of Lot 4, Section 19, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT Commencing at the Southwest corner of said Section 19; thence North 0 degrees 11 minutes 31 seconds East, along the West line of said Section 19, a distance of 660 feet to the TRUE POINT OF BEGINNING; thence continuing North 0 degrees 11 minutes 31 seconds East, along the said West line of Section 19, a distance of 660 feet; thence East, along the North line of the said Northwest quarter of Lot 4, a distance of 95 feet to a point; thence South, along a line parallel to and 95 feet East of the said West line of Section 19, a distance of 90 feet, more or less, to the point of a curve; thence Southerly, along the arc of a curve, having a radius of 2,178.48 feet, concave to the Northwest, a distance of 265 feet, more or less, to a point of tangency; thence South 7 degrees 33 minutes 03 seconds West, a distance of 233 feet, more or less, to the point of a curve; thence Southerly, along the arc of a curve, having a radius of 1,988.48 feet, concave to the East, a distance of 61 feet, more or less, to the South line of the said Northwest quarter of Lot 4; thence West, along said South line, to the TRUE POINT OF BEGINNING, as set forth in instrument recorded in Docket 15802, page 705.