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MAY 26 2011

ORDINANCE NO. 4301

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR11-0005 FAITH COMMUNITY CHURCH EDUCATION BUILDING) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Attachment "A".

Said parcel is hereby rezoned from PAD to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Faith Community Church", kept on file in the City of Chandler Planning Division, in File No. DVR11-0005, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 1600 in case Z86-13, except as modified by condition herein.
3. The property shall be maintained in a clean and orderly manner.

APPROVED AS TO FORM:

CITY ATTORNEY *EAB*
PUBLISHED:

LEGAL DESCRIPTION

That part of the S.W. $\frac{1}{4}$, Section 20, T. 1 S., R. 5 E., G. & S. R. B. & M., Maricopa County, Arizona, described as follows:

From the S.W. corner of the said S.W. $\frac{1}{4}$ Section 20, measure thence N. $00^{\circ} 44' 07''$ W. along the West line of the said S.W. $\frac{1}{4}$ Section 20, a distance of 875.00 feet to the point of beginning; thence continuing N. $00^{\circ} 44' 07''$ W. 451.96 feet to the N.W. corner of the S.W. $\frac{1}{4}$ S.W. $\frac{1}{4}$ said Section 20; thence N. $89^{\circ} 23' 06''$ E. along the North line of the S.W. $\frac{1}{4}$ S.W. $\frac{1}{4}$ said Section 20, a distance of 578.73 feet; thence S. $03^{\circ} 44' 07''$ E. parallel to the West line of the said S.W. $\frac{1}{4}$ S.W. $\frac{1}{4}$ Section 20, a distance of 451.25 feet; thence S. $89^{\circ} 18' 53''$ W. 578.73 feet to the point of beginning.

AND

That part of the S.W. $\frac{1}{4}$ S.W. $\frac{1}{4}$, Section 20, T. 1 S., R. 5 E., G. & S. R. B. & M., Maricopa County, Arizona, described as follows:

From the N.W. corner of the S.W. $\frac{1}{4}$ S.W. $\frac{1}{4}$, said Section 20, measure thence N. $89^{\circ} 23' 06''$ along the North line of the said S.W. $\frac{1}{4}$ S.W. $\frac{1}{4}$, Section 20, a distance of 578.73 feet; thence S. $00^{\circ} 44' 07''$ E. parallel to the West line of the said S.W. $\frac{1}{4}$ S.W. $\frac{1}{4}$, Section 20, a distance of 30.00 feet to the point of beginning; thence N. $89^{\circ} 23' 06''$ E. parallel to the said North line a distance of 52.77 feet; thence S. $00^{\circ} 44' 07''$ E. parallel to the West line of the said S.W. $\frac{1}{4}$ S.W. $\frac{1}{4}$, Section 20, a distance of 411.19 feet to a point of 885.00 feet Northerly from the South line of the said S.W. $\frac{1}{4}$ S.W. $\frac{1}{4}$, Section 20; thence S. $89^{\circ} 18' 53''$ W. parallel to the said South line a distance of 52.77 feet; thence No. $00^{\circ} 44' 07''$ W. parallel to the said West line a distance of 411.25 feet to the point of beginning.

EXCEPT FOR THE FOLLOWING LEGALLY DESCRIBED PROPERTY;

That part of the S.W. $\frac{1}{4}$, Section 20, T. 1 S., R. 5 E., G. & S. R. B. & M., Maricopa County, Arizona, described as follows:

From the S.W. corner of the said S.W. $\frac{1}{4}$, Section 20, measure thence N. $00^{\circ} 44' 07''$ W. along the West line of the said S.W. $\frac{1}{4}$, Section 20, a distance of 875.00 feet to the point of beginning; thence continuing N. $00^{\circ} 44' 07''$ W. along the said West line a distance of 10.00 feet; thence N. $89^{\circ} 18' 53''$ E. parallel to the South line of the said S.W. $\frac{1}{4}$, Section 20, a distance of 578.73 feet; thence S. $00^{\circ} 44' 07''$ E. 10.00 feet; thence S. $89^{\circ} 18' 53''$ W. 578.73 feet to the point of beginning.