

#6

JUL 25 2011

ORDINANCE NO. 4315

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR11-0018 ARIZONA BLUE STAKE, INC.) 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 approved exhibits (Site Plan, Floor Plan, and Narrative) as represented in zoning case DVR11-0018 Arizona Blue Stake, Inc. kept on file in the City of Chandler Planning Division, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 2996 in case PL99-019, except as modified by condition herein.

Attachment 'A'

2200 S Stearman Dr
Legal Description

Legal Description

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF CHANDLER BRASS CAP AT THE INTERSECTION OF THE CENTERLINES OF STEARMAN DRIVE AND RYAN ROAD;

THENCE NORTH 00° 04' 44" WEST 639.48 FEET, ALONG SAID CENTERLINE OF STEARMAN DRIVE;

THENCE SOUTH 89° 20' 46" WEST 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID STEARMAN DRIVE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89° 20' 46" WEST 320.00 FEET;

THENCE NORTH 00° 29' 14" WEST 299.78 FEET;

THENCE NORTH 89° 20' 46" EAST 307.96 FEET;

THENCE SOUTH 45° 21' 37" EAST 21.19 FEET;

THENCE SOUTH 00° 04' 44" EAST 284.74 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

LOT 1, CHANDLER AIRPORT BUSINESS PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 952 OF MAPS, PAGE 50.