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AUG 15 2011

ORDINANCE NO. 4297

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, ESTABLISHING INITIAL CITY ZONING OF AGRICULTURAL DISTRICT (AG-1) (DVR11-0021 SOUTH OF THE SOUTHEAST CORNER OF COOPER AND OCOTILLO ROADS) 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 Attached Exhibit 'A'

Said parcel is hereby zoned Agricultural District (AG-1).

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

EXHIBIT "A"

Commencing at the Northwest corner of the South half of the South half of the North half of the Southwest quarter of the Northwest quarter of Section 24, Township 2 South, Range 5 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona:

Thence North 89 degrees 30 minutes 35 seconds East along the Northerly line of said South half of the South half of the North half of the Southwest quarter of the Northwest quarter of Section 24 a distance of 459.45 feet to the TRUE POINT OF BEGINNING;

Thence continuing North 89 degrees 30 minutes 35 seconds East, a distance of 426.45 feet;

Thence South 00 degrees 02 minutes 10 seconds East, a distance of 165.13 feet, being parallel with the Easterly line of said Southwest quarter of the Northwest quarter of Section 24;

Thence South 89 degrees 31 minutes 04 seconds West, a distance of 426.48 feet;

Thence North 00 degrees 01 minutes 16 seconds West, a distance of 165.07 feet to the POINT OF BEGINNING.

Containing an area of 70,406 square feet (1.62 acres) more or less.

Note: The legal description above is based on county and municipal documents. It is not based on a boundary survey of the subject parcel.