

#4

FEB 09 2012

ORDINANCE NO. 4344

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY AMENDING A PARCEL ZONED PLANNED AREA DEVELOPMENT (PAD) TO ELIMINATE ZONING CONDITION NO. 11 OF ORDINANCE NO. 4088 REQUIRING BUILDING SIGNAGE TO BE REVERSE PAN-CHANNEL AS APPROVED IN CASE DVR08-0020 WESTERN STATE BANK, 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 Properties:

See Attachment 'A'.

Said parcel is hereby rezoned to delete Condition No. 11 of Ordinance No. 4088 requiring building signage to be reverse pan-channel in case DVR08-0020 Western State Bank.

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

Superior Surveying Services, Inc.

Professional Land Surveying ▯ Arizona ▯ California ▯ Nevada

21415 North 23rd Avenue ▯ Phoenix, Arizona 85027
Phone: (623)869-0223 ▯ Fax: (623)869-0726
info@ssincsz.com

Randy S. Delbridge, President
A. J. Wadsworth, Vice President
David S. Klein, Vice President

Job No.: 270541

February 25, 2008

DESCRIPTION OF 976 W. CHANDLER BOULEVARD, CHANDLER, AZ 85225

A portion of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 28, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of Section 28;
Thence East, an assumed bearing, along the Southerly line of Section 28 for a distance of 55.24 feet;
Thence North for a distance of 65.00 feet to the POINT OF BEGINNING;
Thence North 0 degrees 12 minutes 20 seconds East, parallel with and 55.00 feet East of the West line of said Section 28 for a distance of 220.00 feet to a point;
Thence East, parallel with said South line of said Section 28, for a distance of 220.00 feet to a point;
Thence South 0 degrees 12 minutes 20 seconds West, parallel with the West line of said Section 28 for a distance of 220.00 feet to a point;
Thence West parallel with and 65 feet North of the South line of said Section 28, for a distance of 220.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM a portion of land for right-of-way on Alma School Road and Chandler Boulevard situated in the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 28, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 28;
Thence North 00 degrees 11 minutes 10 seconds East along the West line of said Section 28, same being the centerline of Alma School Road, a distance of 65.20 feet;
Thence South 89 degrees 48 minutes 50 seconds East to a point on the East right-of-way line of Alma School Road, a distance of 55.00 feet to the POINT OF BEGINNING;
Thence North 00 degrees 11 minutes 10 seconds East along said 55.00 foot right-of-way line and parallel to the centerline of Alma School Road, a distance of 220.00 feet;
Thence North 89 degrees 58 minutes 50 seconds East, a distance of 10.00 feet;
Thence South 00 degrees 11 minutes 10 seconds West parallel to and 65.00 East of the centerline of Alma School Road, a distance of 190.00 feet;
Thence South 44 degrees 55 minutes 00 seconds East, a distance of 28.23 feet;
Thence North 89 degrees 58 minutes 50 seconds East parallel and 75.00 feet North of its centerline of Chandler Boulevard, a distance of 190.00 feet;
Thence South 00 degrees 11 minutes 10 seconds West to a point on the North 65.00 foot right-of-way line of Chandler Boulevard, a distance of 10.00 feet;
Thence South 89 degrees 58 minutes 50 seconds West along the said 65.00 foot right-of-way line, a distance of 220.00 feet to the POINT OF BEGINNING as conveyed to the City of Chandler, an Arizona Municipal Corporation by Warranty Deed recorded in Document No. 97-0614863, Maricopa County Records.

