

#4

FEB 23 2012

ORDINANCE NO. 4348

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PAD AMENDED (DVR11-0032 WARNER BUSINESS CENTER) 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 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 Amended, subject to the following conditions:

1. Allowed uses shall be in substantial conformance with the application materials (Narrative), except as modified by conditions herein.
2. Compliance with the conditions adopted by City Council through Ordinance No. 2858, in case PL98-020 Westech PAD, except as modified by the subject application and conditions herein.

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

A:

LEGAL DESCRIPTION – SITE:

A PORTION OF LOT 1, WESTECH CORPORATE CENTER PHASE 1, ACCORDING TO BOOK 574 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA AND BEING SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH $89^{\circ}50'37''$ WEST ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 92.85 FEET (RECORD) 99.93 FEET (MEASURED); THENCE NORTH $0^{\circ}00'02''$ EAST, A DISTANCE OF 65.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH $89^{\circ}50'37''$ WEST, A DISTANCE OF 51.00 FEET; THENCE NORTH $0^{\circ}09'23''$ WEST, A DISTANCE OF 6.00 FEET; THENCE SOUTH $89^{\circ}50'37''$ WEST, A DISTANCE OF 442.65 FEET TO A CORNER OF SAID LOT 1; THENCE NORTH $45^{\circ}39'01''$ WEST, A DISTANCE OF 28.53 FEET TO A CORNER OF SAID LOT 1, SAID POINT LIES ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 930.00 FEET AND WHOSE CENTER BEARS SOUTH $88^{\circ}14'31''$ WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $15^{\circ}50'24''$, AN ARC LENGTH OF 257.11 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING A CORNER OF SAID LOT 1; THENCE NORTH $17^{\circ}35'53''$ WEST, A DISTANCE OF 268.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH $89^{\circ}50'37''$ EAST, A DISTANCE OF 638.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH $0^{\circ}00'02''$ WEST, A DISTANCE OF 535.00 FEET TO THE TRUE POINT OF BEGINNING.