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APR 12 2012

ORDINANCE NO. 4355

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM COMMUNITY COMMERCIAL WITH A PLANNED AREA DEVELOPMENT OVERLAY (C-2/PAD) TO PAD (DVR11-0045 COVO CAFE) 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 C-2/PAD to PAD, subject to the following condition:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Covo Cafe" and kept on file in the City of Chandler Planning Division, in File No. DVR11-0045, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

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

LEGAL DESCRIPTION

(EXISTING)

LOTS 893 AND 895, BOOK 1, OF CHANDLER, ACORDING TO THE PLAT OF RECOED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 9 OF MAPS, PAGE;

EXCEPT THE WEST 100.00 FEET THERE OF.

APN: 303-09-085

LOT: 893

GROSS ACREAGED 2,700 S.F.

APN: 303-09-088

LOT: 895

GROSS ACREAGE: 2,505 S.F.

LEGAL DESCRIPTION

VACATION OF A PORTION OF WEST CHICAGO STREET, CHANDLER, AZ
TO WIT-

A PARCEL OF LAND LOCATED IN AND BEING A PORTION OF THE SE1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS A STRIP OF LAND 5 FEET IN WIDTH BEING ADJACENT TO AND EXTENDING THE WIDTH THE NORTH BOUNDARY OF LOT 893 OF BLOCK 1, OF CHANDLER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 9 OF MAPS, PAGE 2;

EXCEPT THE WEST 100.00 FEET THEREOF AND CONTAINING 250 SQUARE FEET.