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FEB 28 2013

ORDINANCE NO. 4432

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, ESTABLISHING INITIAL CITY ZONING OF NEIGHBORHOOD COMMERCIAL (C-1) AND GENERAL INDUSTRIAL (I-2) (DVR12-0046 SEC OF ARIZONA AVENUE AND RIGGS 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 Neighborhood Commercial (C-1) and General Industrial (I-2).

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 Transportation & 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.

Legal Description
Annexation
EXHIBIT "A"

A portion of land situated in the Northwest Quarter of Section 34, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at a Found Brass Cap Flush at the Northwest Corner of said Section 34, from which a Found Brass Cap Flush at the North Quarter Corner of said Section 34 bears North 88 degrees 54 minutes 46 minutes East, a distance of 2647.13 feet;

Thence North 88 degrees 54 minutes 46 seconds East, along the North line of the Northwest Quarter of said Section 34, a distance of 33.00 feet, to the Northwest corner of that property described in City of Chandler Annexation #4220;

Thence along the Westerly and Southerly perimeter of said Annexation, the following eight courses:

Thence South 00 degrees 17 minutes 15 seconds East, parallel with and 33.00 feet East of the West line of the Northwest Quarter of said Section 34, a distance of 55.01 feet;

Thence North 88 degrees 54 minutes 46 seconds East, parallel with and 55.00 feet South of the North line of the Northwest Quarter of said Section 34, a distance of 34.01 feet;

Thence South 00 degrees 17 minutes 15 seconds East, a distance of 20.00 feet;

Thence North 88 degrees 54 minutes 46 seconds East, parallel with and 75.00 feet South of the North line of the Northwest Quarter of said Section 34, a distance of 108.66 feet;

Thence South 01 degrees 05 minutes 14 seconds East, a distance of 6.00 feet;

Thence North 88 degrees 54 minutes 46 seconds East, parallel with and 81.00 feet South of the North line of the Northwest Quarter of said Section 34, a distance of 34.00 feet;

Thence North 01 degrees 05 minutes 14 seconds West, a distance of 6.00 feet;

Thence North 88 degrees 54 minutes 46 seconds East, parallel with and 75.00 feet South of the North line of the Northwest Quarter of said Section 34, a distance of 65.34 feet;

Any modification to or omission from this description completely
absolves the surveyor from any liability for this description.

Thence South 00 degrees 17 minutes 15 seconds East, parallel with and 275.00 feet East of the West line of the Northwest Quarter of said Section 34, a distance of 318.03 feet;

Thence South 88 degrees 54 minutes 46 seconds West, parallel with and 393.00 feet South of the North line of the Northwest Quarter of said Section 34, a distance of 275.02 feet, to a point on the West line of the Northwest Quarter of said Section 34;

Thence North 00 degrees 17 minutes 15 seconds West, along said West line, a distance of 393.04 feet, to the **POINT OF BEGINNING**.

Encompassing 90,409 square feet or 2.076 acres, more or less.

Any modification to or omission from this description completely absolves the surveyor from any liability for this description.