

# 2  
APR 11 2013

**ORDINANCE NO. 4440**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR12-0005 MAMMOTH PROFESSIONAL BUILDING) 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 Attachment 'A'.

Said parcel is hereby rezoned from PAD to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with the representations and exhibits (narrative, parking/tenant list) kept on file in the City of Chandler Planning Services Division, in File No. DVR12-0005 MAMMOTH PROFESSIONAL BUILDING, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3777 in case DVR05-0034, except as modified by condition herein.



**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4440 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY GJB

PUBLISHED:

Exhibit 'A' Legal Description

The South 450.52 feet of the Southwest quarter of the Northwest quarter of Section 6, Township 2 South, Range 5 East of the Gila River and Salt River Base and Meridian, Maricopa county, Arizona;

EXCEPT the West 241.71 feet thereof; and

EXCEPT the East 543.21 feet thereof; and

EXCEPT that portion commencing at the West quarter corner of said Section 6; thence North 89 degrees 06 minutes 03 seconds East along the south line of said Southwest quarter of the Northwest quarter of Section 6, a distance of 519.99 feet; thence North 00 degrees 53 minutes 57 seconds West, a distance of 33.06 feet to a point on the North right-of-way line of WILLIS ROAD; thence North 89 degrees 06 minutes 03 seconds East along the North right-of-way of WILLIS ROAD, a distance of 265.05 feet to the TRUE POINT OF BEGINNING; thence North 00 degrees 10 minutes 52 seconds West, a distance of 27.00 feet; thence South 45 degrees 32 minutes 39 seconds East, a distance of 28.11 feet; thence North 89 degrees 06 minutes 03 seconds East, a distance of 114.86 feet; thence South 00 degrees 53 minutes 57 seconds East, a distance of 7.00 feet; thence South 89 degrees 06 minutes 03 seconds West, a distance of 134.95 feet to the TRUE POINT OF BEGINNING;

and

EXCEPT that portion Commencing at the West quarter corner of said Section 6; thence North 89 degrees 06 minutes 03 seconds East along the South line of said Southwest quarter of the Northwest quarter of Section 6, a distance of 519.99 feet; thence North 00 degrees 53 minutes 57 seconds West, a distance of 33.00 feet to the TRUE POINT OF BEGINNING; thence continuing North 00 degrees 53 minutes 57 seconds West, a distance of 7.00 feet; thence North 89 degrees 06 minutes 03 seconds East, a distance of 130.09 feet; thence North 44 degrees 27 minutes 35 seconds East, a distance of 28.46 feet; thence North 00 degrees 10 minutes 52 seconds West, a distance of 390.42 feet; thence North 89 degrees 06 minutes 03 seconds East, a distance of 115.05 feet; thence south 00 degrees 10 minutes 52 seconds East, a distance of 417.42 feet; thence South 89 degrees 06 minutes 03 seconds West, a distance of 265.05 feet to the TRUE POINT OF BEGINNING.