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SEP 12 2013

ORDINANCE NO. 4477

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, ESTABLISHING INITIAL CITY ZONING OF AGRICULTURAL (AG-1) (DVR13-0022 E OF THE SEC OF CHANDLER HEIGHTS AND COOPER 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 Agricultural District (AG-1).

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 Planning & 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.

EXHIBIT 'A'

June 15, 2012

LEGAL DESCRIPTION FOR CHANDLER HEIGHTS

That part of the Northwest Quarter of Section 25, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the City of Chandler Brass Cap in handhole marking the North Quarter Corner of said Section 25, from which the City of Chandler Brass Cap flush marking the Center of said Section 25 bears South 00°07'45" East, a distance of 2,644.34 feet;

Thence South 00°07'45" East, along the East line of the Northwest Quarter of said Section 25, a distance of 770.15 feet to the Easternmost Northeast Corner of Parcel No. 3 as described in Document No. 2011-0561367, Records of Maricopa County, Arizona, said point being the True Point of Beginning;

Thence continuing South 00°07'45" East, along said East line, a distance of 359.68 feet to the Northeast Corner of that certain parcel of land described in Document No. 2010-0340621, Records of Maricopa County, Arizona;

Thence North 89°57'06" West, along the Northerly line of said parcel of land, a distance of 210.25 feet to the Northwest Corner thereof;

Thence South 00°07'45" East, along the Westerly line of said parcel of land, a distance of 272.33 feet to a point on the Northerly line of Circle G at Riggs Homestead Ranch, Unit IV, as recorded in Book 462 of Maps, Page 8, Records of Maricopa County, Arizona;

Thence North 89°57'06" West, along said Northerly line, a distance of 449.63 feet to the Southeast Corner of that certain parcel of land described in Document No. 2012-0123799, Records of Maricopa County, Arizona;

Thence along the Easterly line of said parcel of land the following courses:

Thence North 00°04'01" East, a distance of 366.64 feet;

Thence North 89°48'45" West, a distance of 37.31 feet;

Thence North 00°02'09" West, a distance of 140.63 feet to a point on the Southerly line of that certain parcel of land described in Document No. 2004-0846607, Records of Maricopa County, Arizona;

Thence South 89°56'57" East, departing said Easterly line along said Southerly line, a distance of 321.89 feet to the Southeast Corner of last said parcel of land;

Legal Description for
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Thence North $00^{\circ}04'01''$ West, along the East line of last said parcel of land, a distance of 195.81 feet to the Northeast Corner thereof;

Thence North $89^{\circ}57'06''$ West, along the North line of last said parcel of land, a distance of 444.82 feet to the Northwest Corner thereof;

Thence South $00^{\circ}04'01''$ East, along the West line of last said parcel of land, a distance of 195.79 feet to the Southwest Corner thereof, said point also being on the Southerly line of Parcel No. 4, as described in said Document No. 2011-0561367;

Thence North $89^{\circ}56'57''$ West, along said Southerly line, a distance of 496.62 feet to a point on the West line of the East Half of the Northwest Quarter of said Section 25;

Thence North $00^{\circ}03'59''$ West, along said West line, a distance of 661.56 feet to a point on a line which is parallel with and 220.00 feet Southerly, as measured at right angles, from the North line of the Northwest Quarter of said Section 25;

Thence North $89^{\circ}28'22''$ East, along said parallel line, a distance of 440.01 feet to a point on a line which is parallel with and 440.00 feet Easterly, as measured at right angles, from the West line of the East Half of the Northwest Quarter of said Section 25;

Thence North $00^{\circ}03'59''$ West, along said parallel line, a distance of 220.01 feet to a point on the North line of the Northwest Quarter of said Section 25;

Thence North $89^{\circ}28'22''$ East, along said North line, a distance of 656.31 feet to the Northeast Corner of Parcel No. 4 as described in said Document No. 2011-0561367;

Thence South $01^{\circ}10'45''$ West, along the Easterly lines of Parcel No. 4 and Parcel No. 3 as described in said Document No. 2011-0561367, a distance of 769.72 feet to a corner of said Parcel No. 3;

Thence North $89^{\circ}39'19''$ East, along a Northerly line of said Parcel No. 3, a distance of 235.57 feet to the True Point of Beginning.