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OCT 21 2013

ORDINANCE NO. 4492

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, ESTABLISHING INITIAL CITY ZONING OF AGRICULTURAL (AG-1) (DVR13-0034 N OF THE NWC OF SUNRISE PLACE AND GILBERT ROAD) 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', Vicinity Map and Legal Description

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 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.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Maricopa County, Arizona, this _____ day of _____, 2013.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this _____ day of _____, 2013.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

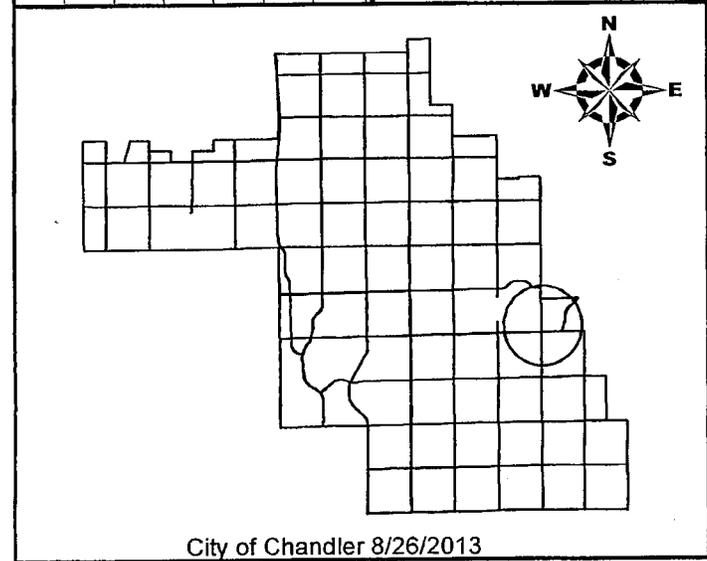
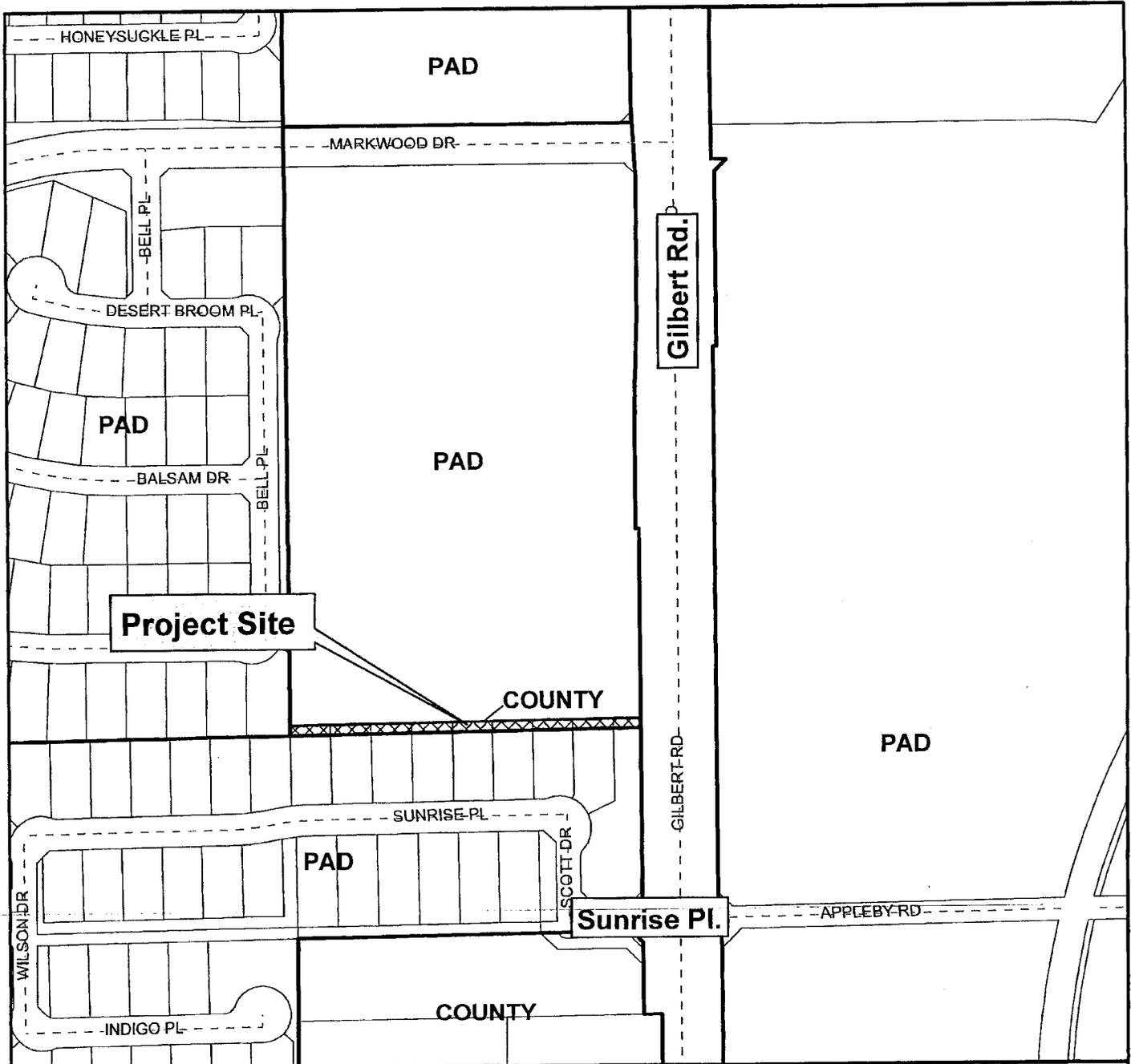
I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4492 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2013, and that a quorum was present thereat.

APPROVED AS TO FORM:

CITY CLERK

CITY ATTORNEY *LAB*

PUBLISHED:



Vicinity Map

 DVR13-0034

**North of the Northwest Corner of
Sunrise Place and Gilbert Road**

0 80 160 320 480 640 Feet

Exhibit A

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER (**NE1/4**) OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER (**E1/4**) CORNER OF SAID SECTION 13, MONUMENTED WITH A FOUND BRASS CAP FLUSH, FROM WHICH THE NORTHEAST CORNER THEREOF, MONUMENTED WITH A FOUND BRASS CAP IN A HANDHOLE, BEARS NORTH 00°02'54" EAST, A DISTANCE OF 2,648.72 FEET;

THENCE NORTH 00°02'54" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (**NE1/4**) OF SECTION 13, A DISTANCE OF 331.09 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER (**S1/2, S1/2, S1/2, NE1/4**) OF SAID SECTION 13, AS CALLED IN DOCUMENT #2004-0074557 (**R1**), MARICOPA COUNTY RECORDS (**MCR**);

THENCE SOUTH 89°22'22" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 33.00 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE WESTERLY RIGHT-OF-WAY OF GILBERT ROAD AS DEDICATED IN DOCUMENT #2011-0941687 (**R2**), MCR AND **THE POINT OF BEGINNING**;

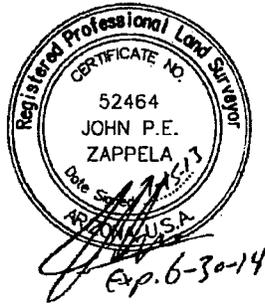
THENCE CONTINUING, SOUTH 89°22'22" WEST, ALONG SAID NORTH LINE AND DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 640.77 FEET TO A POINT ON A LINE DESCRIBED IN (**R1**) AND A POINT ON THE EAST LINE OF "ABRALEE MEADOW" RECORDED IN BOOK 652 OF MAPS, PAGE 23 (**R3**), MCR;

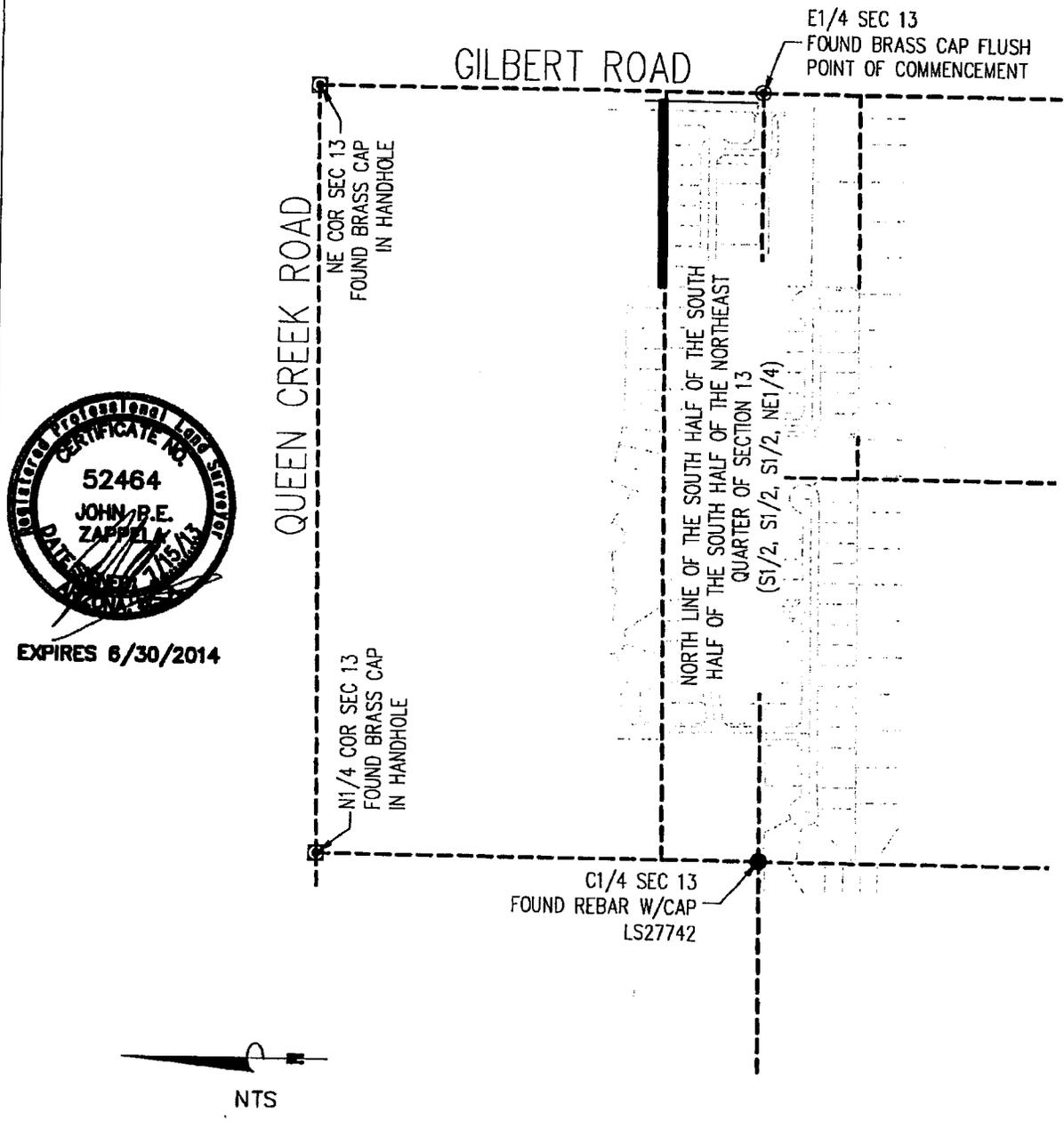
THENCE, DEPARTING SAID NORTH LINE, NORTH 00°03'48" EAST, ALONG SAID DESCRIBED (**R1**) AND EAST LINE (**R3**), A DISTANCE OF 16.93 FEET TO A POINT ON A LINE DESCRIBED IN (**R1**) AND THE INTERSECTION OF SAID EAST LINE (**R3**) AND THE SOUTH LINE OF "SANTANA RIDGE CONDOMINIUM" RECORDED IN BOOK 809 OF MAPS, PAGE 14 (**R4**), MCR;

THENCE NORTH 89°22'01" EAST, ALONG SAID DESCRIBED (**R1**) AND SOUTH LINE (**R4**), A DISTANCE OF 640.77 FEET TO A POINT ON SAID 33 FOOT WESTERLY RIGHT-OF-WAY OF GILBERT ROAD (**R2**);

THENCE SOUTH 00°02'54" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

SAID PARCELS CONTAIN 10,869 SQUARE FEET OR 0.2495 ACRES, MORE OR LESS





EXPIRES 6/30/2014

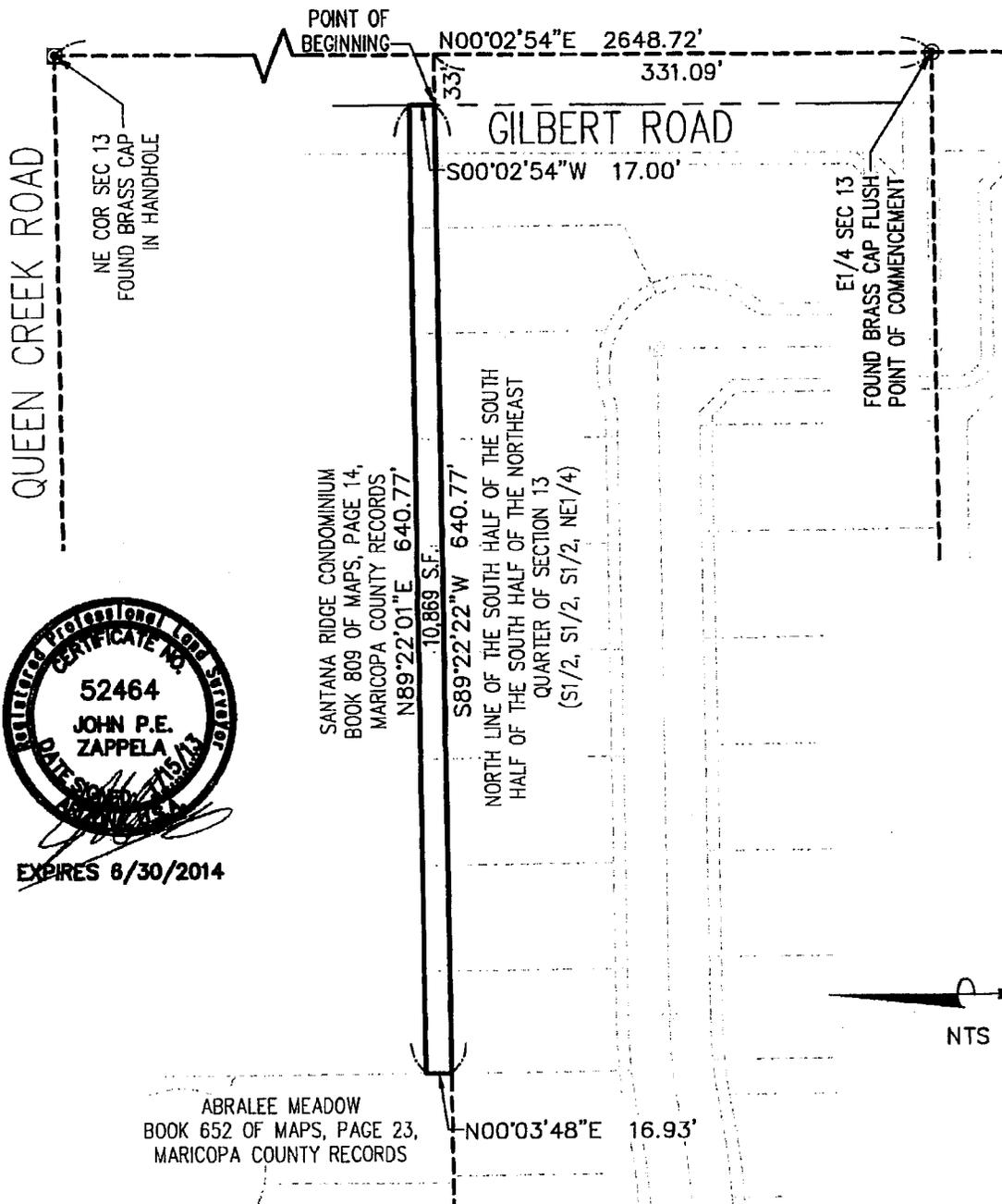
LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13,
TOWNSHIP 02 SOUTH, RANGE 05 EAST, G&SRM
MARICOPA COUNTY, PHOENIX, ARIZONA

SHEET 1 OF 2
DATE: 05/07/13

ANNEXATION EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION			
BY: JZ	CHK: JD	QC: JZ	
BCG PROJECT NO: 9601		TASK: 007	
CLIENT REF NO:			

Bowman
CONSULTING

3010 S Priest Dr, #103
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www.bowmanconsulting.com



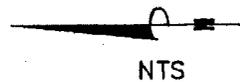
EXPIRES 6/30/2014

SANTANA RIDGE CONDOMINIUM
 BOOK 809 OF MAPS, PAGE 14,
 MARICOPA COUNTY RECORDS
 N89°22'01"E 640.77'
 10,869 S.F.

S89°22'22"W 640.77'
 NORTH LINE OF THE SOUTH HALF OF THE SOUTH
 HALF OF THE SOUTH HALF OF THE NORTHEAST
 QUARTER OF SECTION 13
 (S1/2, S1/2, S1/2, NE1/4)

ABRALEE MEADOW
 BOOK 652 OF MAPS, PAGE 23,
 MARICOPA COUNTY RECORDS

N00°03'48"E 16.93'



LOCATED IN THE SOUTHEAST (SE1/4) OF SECTION 13,
 TOWNSHIP 02 SOUTH, RANGE 05 EAST, G&SRM
 MARICOPA COUNTY, PHOENIX, ARIZONA

SHEET 2 OF 2
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