

#6

OCT 21 2013

ORDINANCE NO. 4495

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, ESTABLISHING INITIAL CITY ZONING OF AGRICULTURAL (AG-1) (DVR13-0037 NEC OF GILBERT AND QUEEN CREEK 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', 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

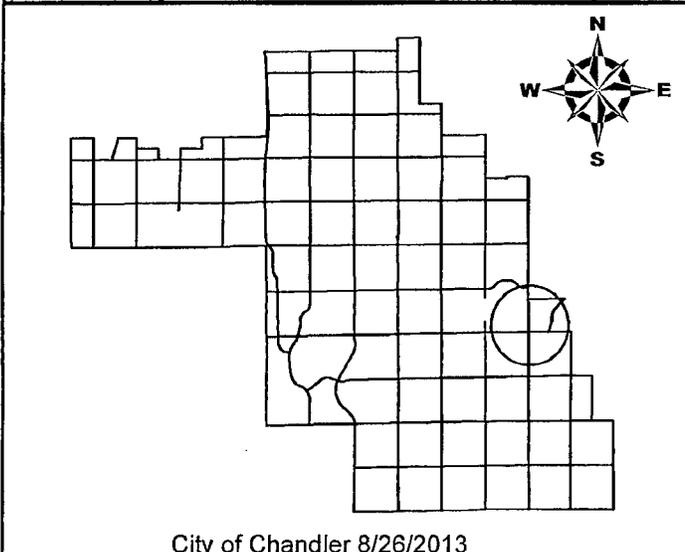
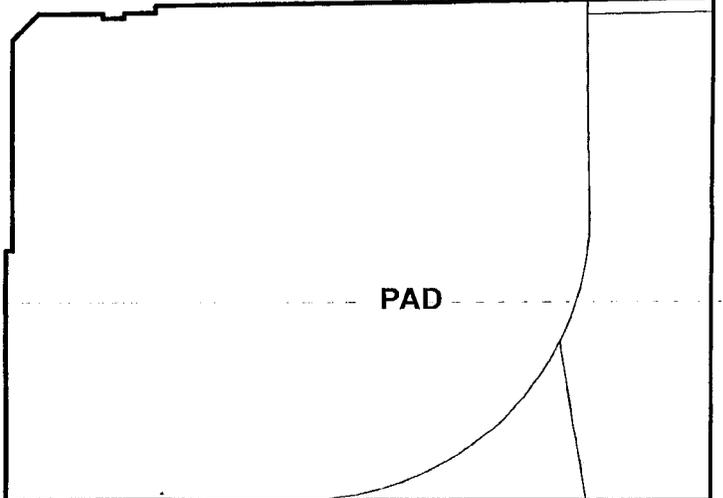
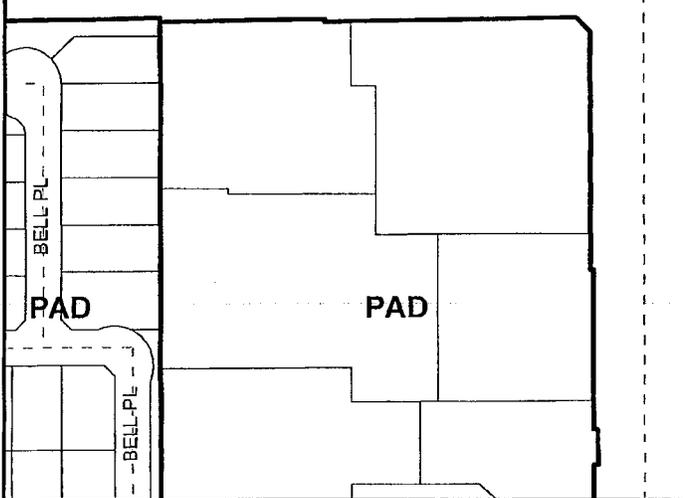
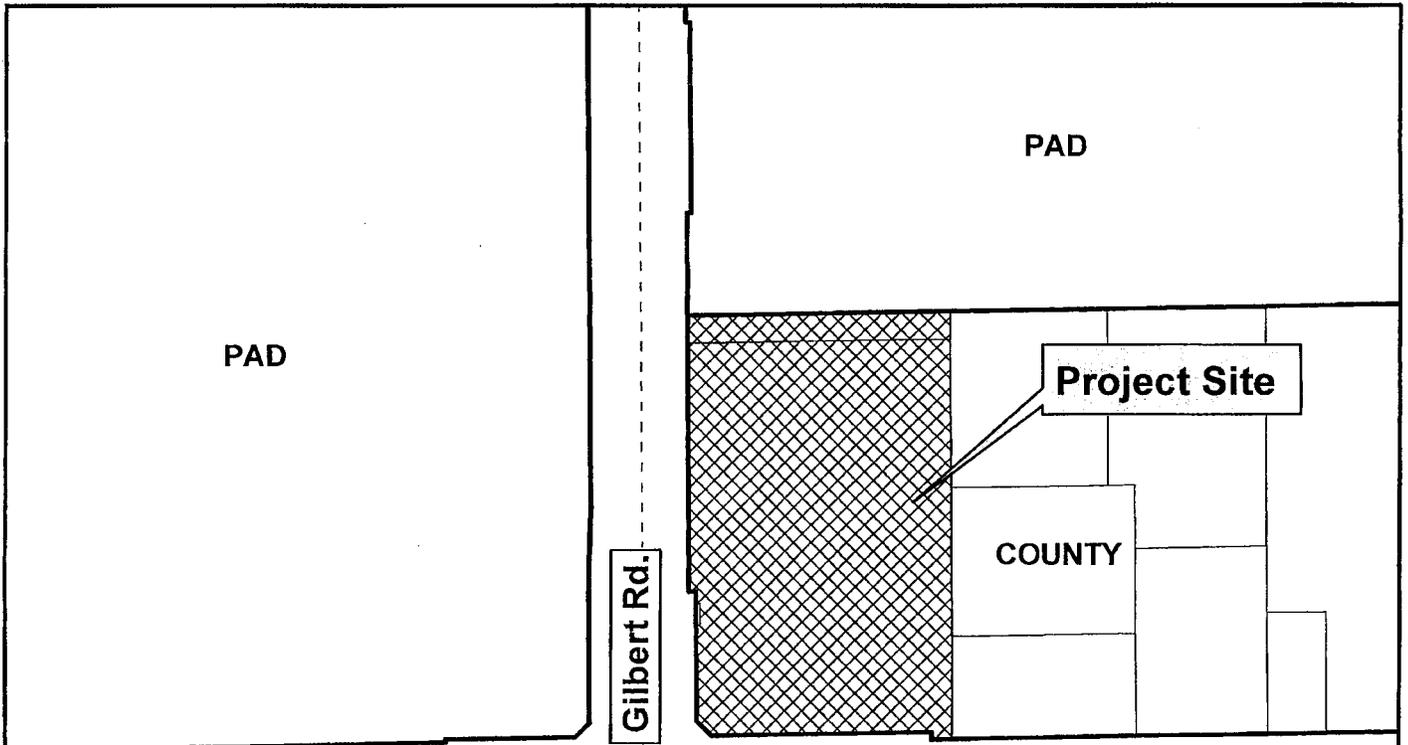
I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4495 was duly passed and
adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the
____ day of _____, 2013, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *EAS*

PUBLISHED:



Vicinity Map

 DVR13-0037

**Northeast Corner of Gilbert Road
and Queen Creek Road**

0 80 160 320 480 640 Feet

Exhibit A

EXHIBIT A

Legal Description Boundary

A portion of land situated in the Southwest Quarter of Section 7, Township 2 South, Range 6 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 in Handhole at the Southwest Corner of said Section 7, from which a Found Brass Cap at the South Quarter Corner of said Section 7 bears North 89 degrees 05 minutes 35 seconds East, a distance of 2503.25 feet;

Thence North 89 degrees 05 minutes 35 seconds East, along the South line of the Southwest Quarter of said Section 7, a distance of 428.01 feet;

Thence North 00 degrees 28 minutes 57 seconds West, parallel with and 428.00 feet East of the West line of the Southwest Quarter of said Section 7, a distance of 65.00 feet, to a point on the Northerly Right-of-Way line of Queen Creek Road, said point also being the **POINT OF BEGINNING**;

Thence, along said Northerly Right-of-Way the following three courses:

South 89 degrees 05 minutes 35 seconds West, parallel with and 65.00 feet North of the South line of the Southwest Quarter of said Section 7, a distance of 28.00 feet;

Thence North 00 degrees 54 minutes 25 seconds West, a distance of 10.00 feet;

Thence South 89 degrees 05 minutes 35 seconds West, parallel with and 75.00 feet North of the South line of the Southwest Quarter of said Section 7, a distance of 304.93 feet;

Thence North 45 degrees 41 minutes 42 seconds West, a distance of 28.19 feet, to a point on the Easterly Right-of-Way line of Gilbert Road;

Thence along said Easterly Right-of-Way line the following three courses:

North 00 degrees 28 minutes 57 seconds West, parallel with and 75.00 feet East of the West line of the Southwest Quarter of said Section 7, a distance of 179.44 feet;

Thence South 89 degrees 31 minutes 01 seconds West, a distance of 10.00 feet;

Thence North 00 degrees 28 minutes 57 seconds West, parallel with and 65.00 feet East of the West line of the Southwest Quarter of said Section 7, a distance of 382.99 feet;

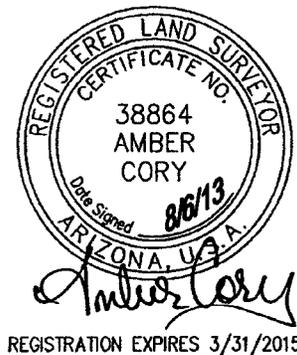
Any modification to or omission from this description completely absolves the surveyor from any liability for this description.

Thence North 89 degrees 05 minutes 32 seconds East, parallel with and 657.50 feet North of the South line of the Southwest Quarter of said Section 7, a distance of 363.01 feet;

Thence South 00 degrees 28 minutes 57 seconds East, parallel with and 428.00 feet East of the West line of the Southwest Quarter of said Section 7, a distance of 592.52 feet, to the **POINT OF BEGINNING**.

Encompassing 209,538 square feet or 4.810 acres, more or less.

See Exhibit "A" attached hereto and made a part hereof.



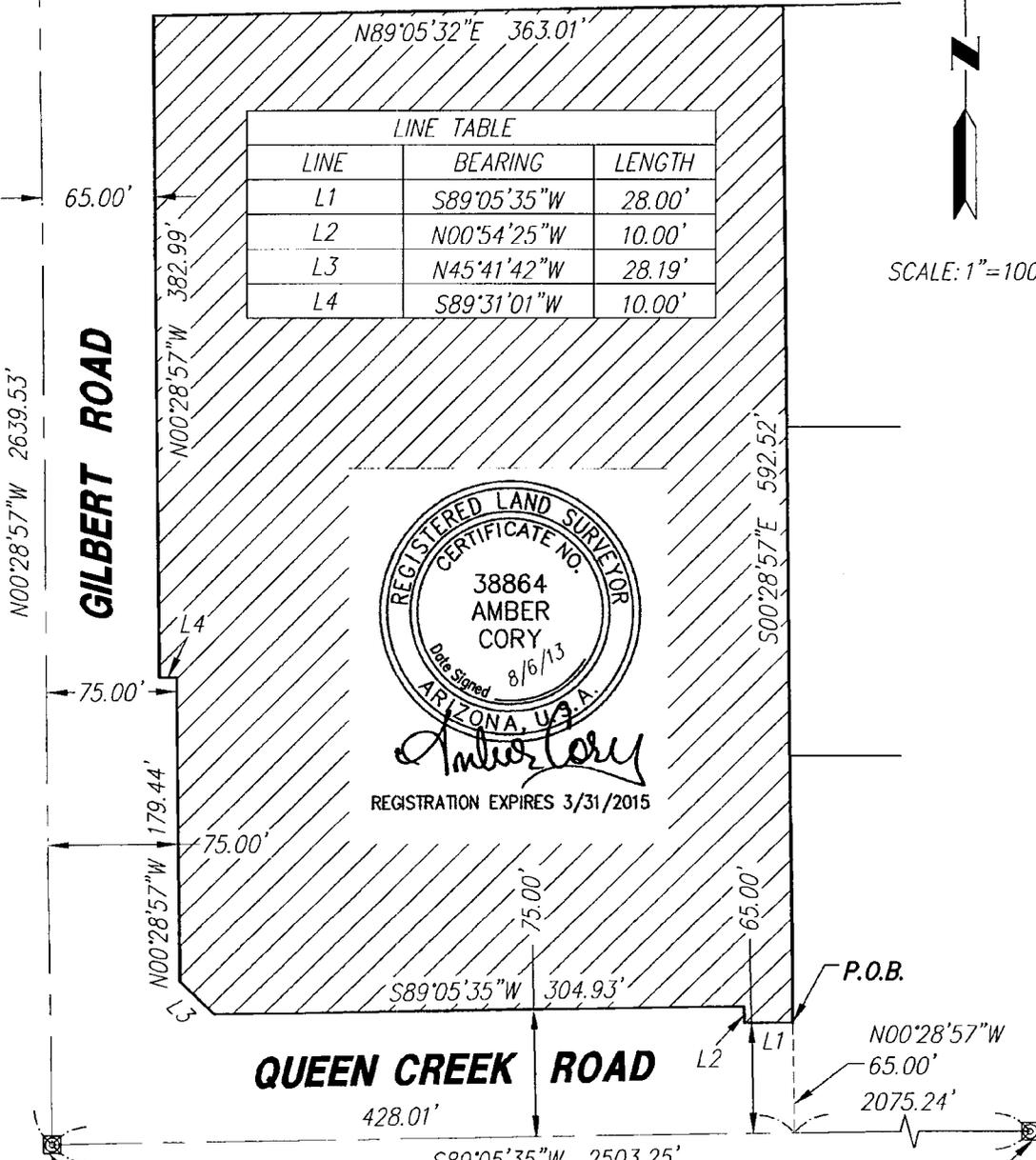
Any modification to or omission from this description completely absolves the surveyor from any liability for this description.

EXHIBIT 'A' BOUNDARY

FOUND BRASS CAP
IN HANDHOLE
EAST 1/4 CORNER,
SEC. 7, T.2S., R.6E.



SCALE: 1"=100'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°05'35\"W	28.00'
L2	N00°54'25\"W	10.00'
L3	N45°41'42\"W	28.19'
L4	S89°31'01\"W	10.00'

