#4
FEB 13 2014

ORDINANCE NO. 4521

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR SINGLE-FAMILY RESIDENTIAL (DVR13-0046 BELMONT ESTATES – NORTH 17' STRIP), 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 AG-1 to PAD for single-family residential, subject to the following condition:

1. Compliance with original conditions adopted by the City Council as Ordinance No.4401 in case DVR12-0016 BELMONT ESTATES.

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 _____, 2014.

ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this _____ day of _____, 2014.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4521 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2014, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY GAB

PUBLISHED:

JULY 15, 2013
PROJECT # 9601

ATTACHMENT '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;

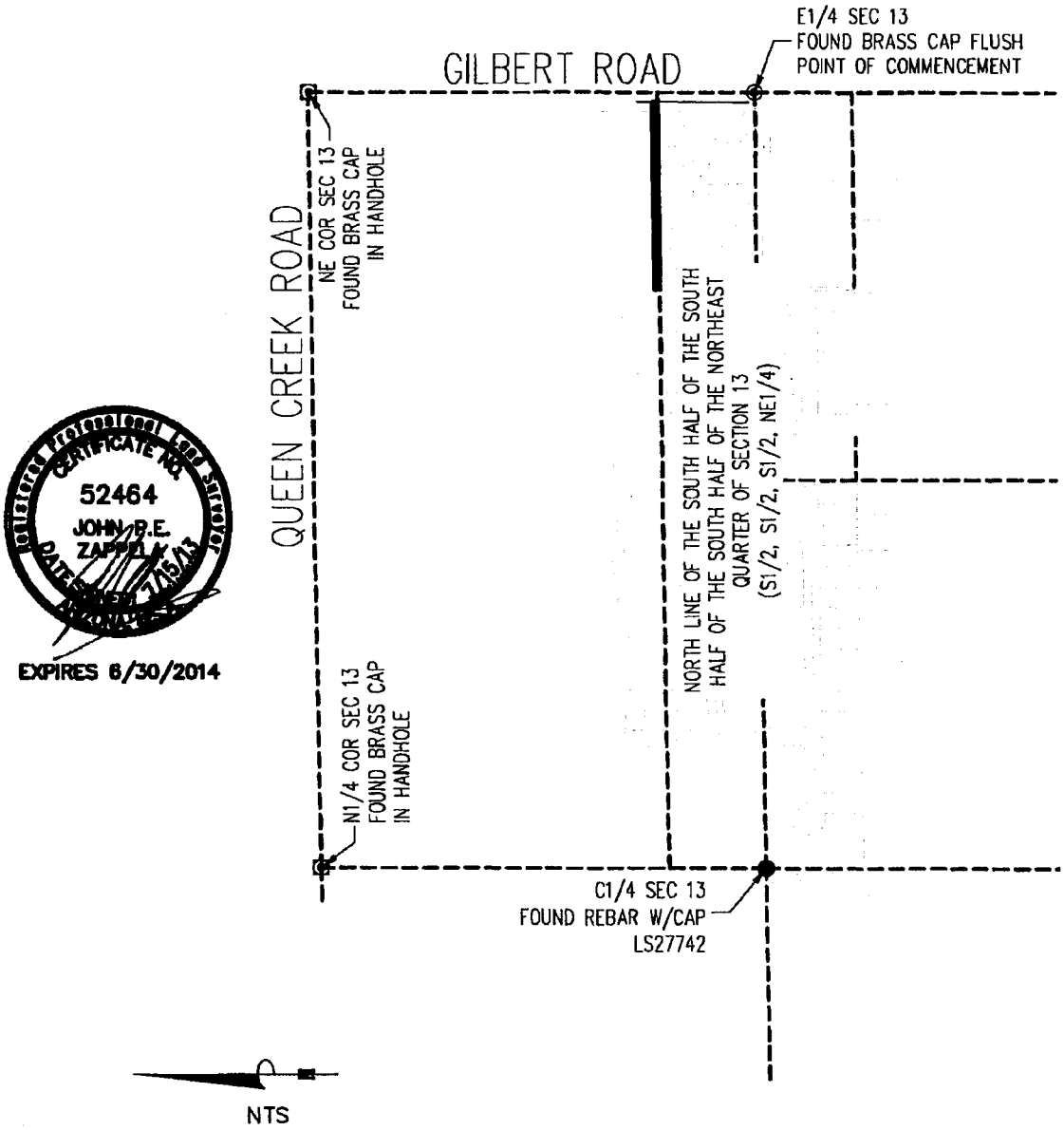
THENCE NORTH 89°22'01" EAST, ALONG SAID DESCRIBED **(R1)** AND SOUTH LINE **(R4)**, A DISTANCE OF 640.77 FEET TO A POINT ON SAID 33 FOOT WESTERLY RIGHT-OF-WAY OF GILBERT ROAD **(R2)**;

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

Registered Professional Land Surveyor
CERTIFICATE NO.
52464
JOHN P.E.
ZAPPELA
Date Signed 7-1-13
ARIZONA, U.S.A.
Exp. 6-30-14

File: P:\9601 - Gilbert Rd & Appleby Rd\9601-01-002 (SUR)\Survey\DWG\LEGALS\LG_9601_ANNEX_130715jz.dwg Plot: 2013, Jul 15



Registered Professional Land Surveyor
CERTIFICATE NO.
52464
JOHN R.E.
ZAPPELLA
DATE SIGNED 7/15/13
ARIZONA

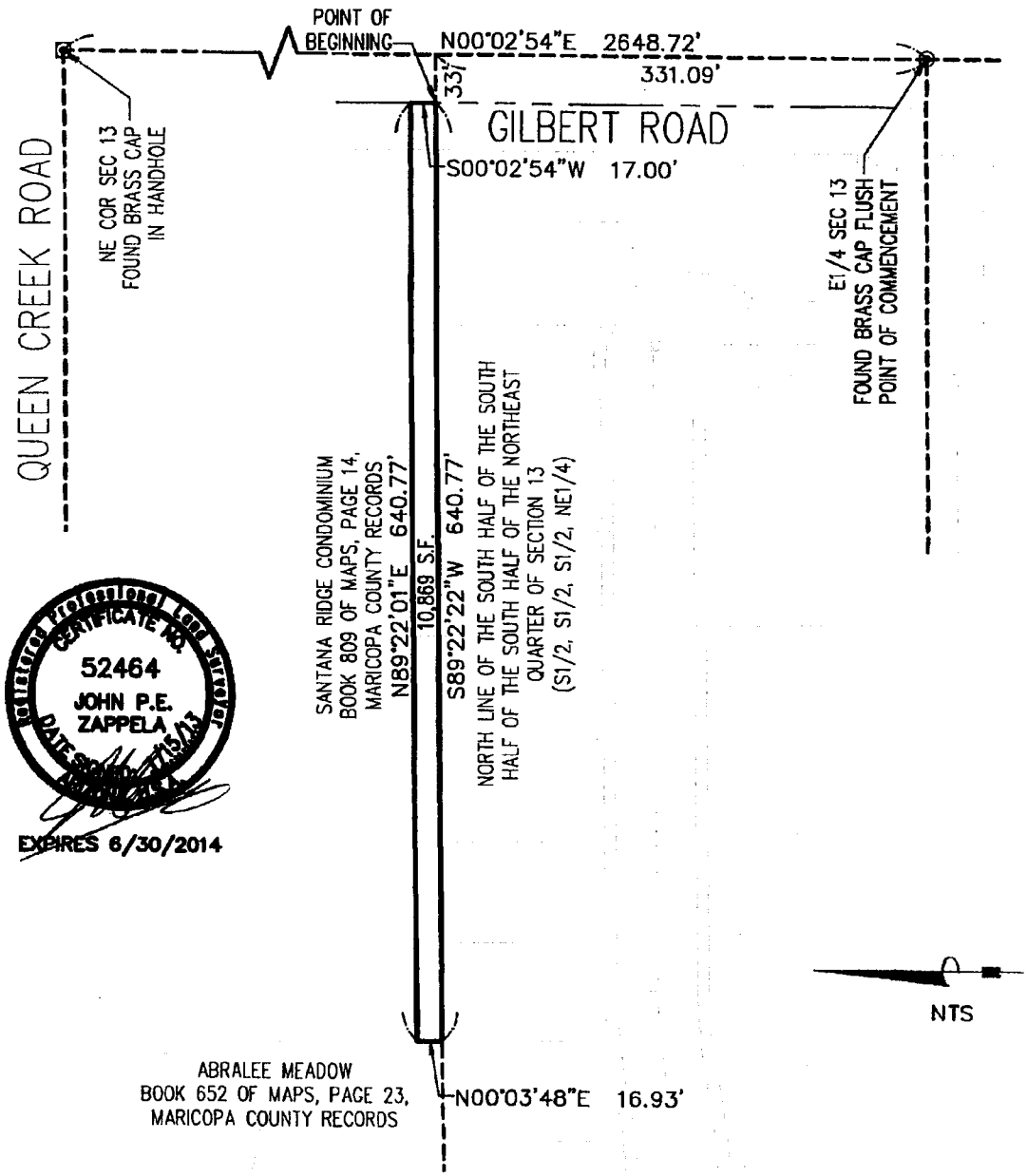
EXPIRES 6/30/2014

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 CLIENT REF NO:	TASK: 007		

Bowman CONSULTING
3010 S Priest Dr, #103
Tempe, Az 85282
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanconsulting.com

File: P:\9601 - Gilbert Rd & Appleby Rd\9601-01-002 (SUR)\Survey\DWG\LEGALS\LG_9601_ANNEX_130715jz.dwg Plot: 2013, Jul 15



Registered Professional Land Surveyor
CERTIFICATE NO.
52464
JOHN P.E.
ZAPPELA
DATE SIGNED 7/15/13
EXPIRES 6/30/2014

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	DATE: 05/07/13	ANNEXATION EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION	
		BY: JZ	CHK: JD	QC: JZ	
		BCG PROJECT NO: 9601 CLIENT REF NO:	TASK: 007	

Bowman CONSULTING
3010 S Priest Dr, #103
Tempe, Az 85282
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanconsulting.com