#4
APR 10 2014

ORDINANCE NO. 4532

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, ESTABLISHING INITIAL CITY ZONING OF AGRICULTURAL (AG-1) (DVR14-0002 WEST OF NWC RIGGS AND LINDSAY 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 _____, 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

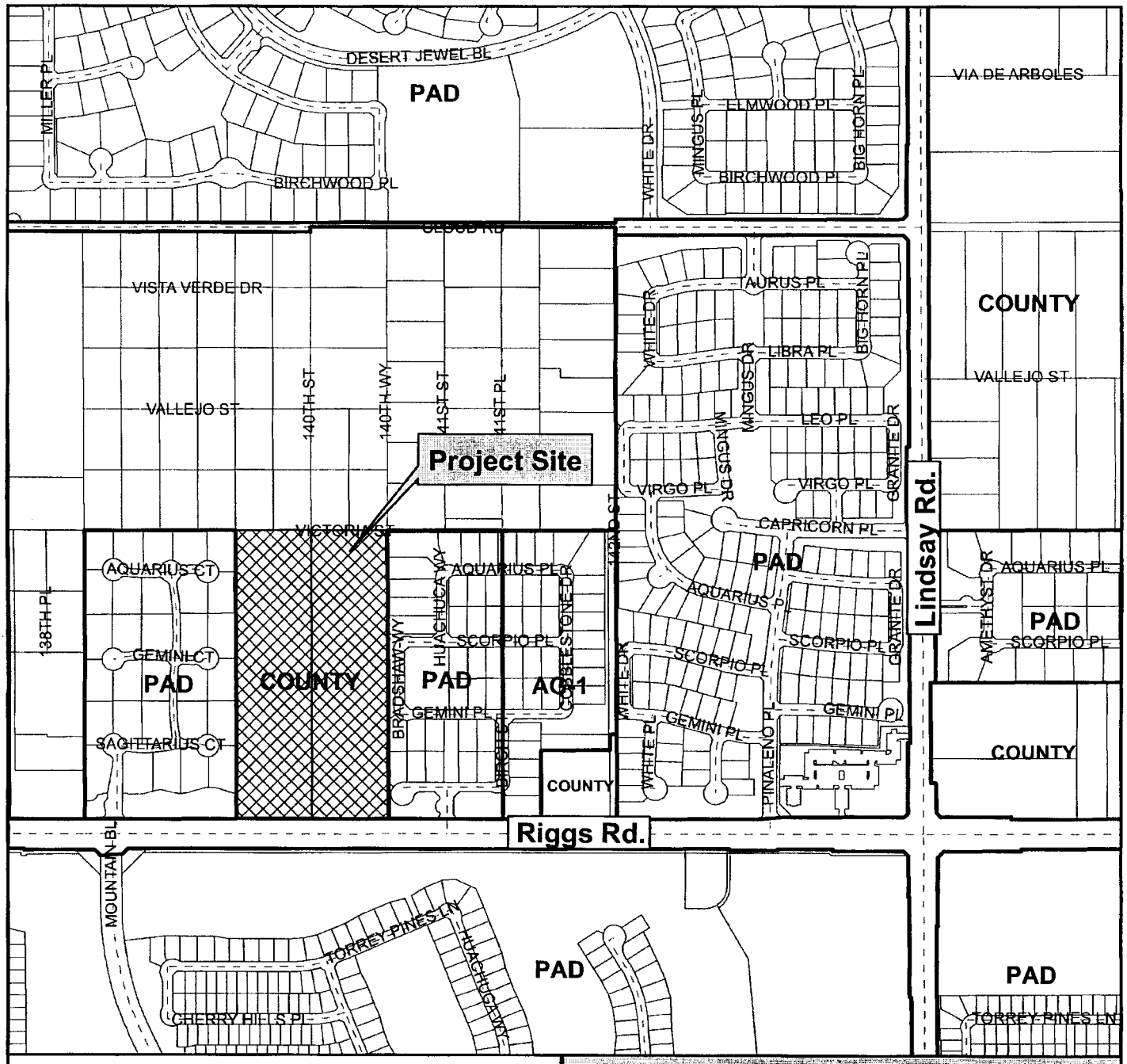
I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4532 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2014, and that a quorum was present thereat.

_____
CITY CLERK

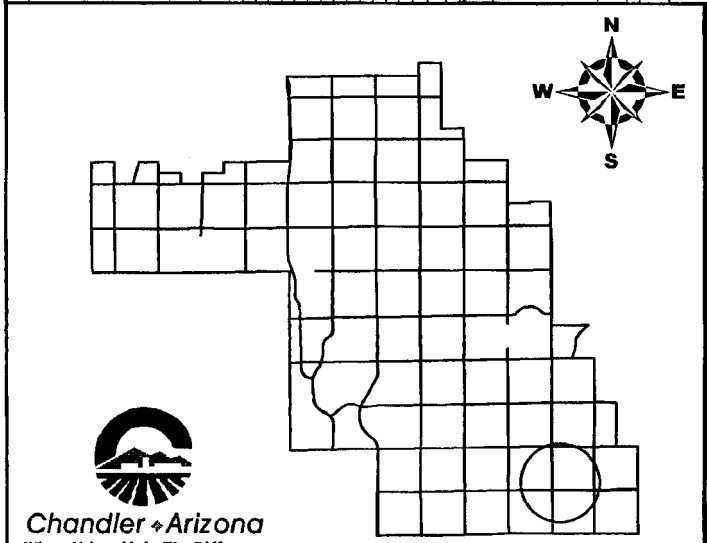
APPROVED AS TO FORM:

_____
CITY ATTORNEY (KB)

PUBLISHED:



Vicinity Map



DVR14-0002

W. of NWC Riggs & Lindsay Roads

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/20/2014

REGISTERED LAND SURVEYOR
55030
DOUGLAS B.
TONEY
Date Signed 11/6/13
ARIZONA, U.S.A.

EXPIRES 9/30/2016

Ordinance No. 4532
Exhibit A

NOVEMBER 6, 2013
PROJECT # 9849-00-001

LEGAL DESCRIPTION
MAZATLAN
OVERALL BOUNDARY

PARCEL NO.1:
THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ONE HALF OF ALL MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 8409, PAGE 315, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPTING THEREFROM, THAT PORTION CONVEYED TO CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, BY GENERAL WARRANTY DEED RECORDED SEPTEMBER 05, 2008 AS 2008-774065 OF OFFICIAL RECORDING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 32.00 FEET OF THE SOUTH 65.00 FEET OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30;

THENCE NORTH 00°05'15" WEST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 30, A DISTANCE OF 33.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°05'15" WEST ALONG SAID LINE, A DISTANCE OF 32.00 FEET;

THENCE NORTH 89°56'18" EAST, BEING PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 330.28 FEET;

THENCE SOUTH 00°06'31" EAST, ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 89°56'18" WEST, BEING PARALLEL WITH AND 33.00 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 330.29 FEET TO THE **POINT OF BEGINNING**.

PARCEL NO. 2:
THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ONE-HALF OF ALL MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 8409, PAGE 312, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPTING THEREFROM, THAT PORTION CONVEYED TO CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, BY GENERAL WARRANTY DEED RECORDED SEPTEMBER 05, 2008 AS 2008-774053 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 32.00 FEET OF THE SOUTH 65.00 FEET OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30;

THENCE NORTH 00°05'15" WEST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 30, A DISTANCE OF 33.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°56'19" WEST, BEING PARALLEL WITH AND 33.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 330.26 FEET;

THENCE NORTH 00°05'50" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 30, A DISTANCE OF 32.00 FEET;

THENCE NORTH 89°56'19" EAST, BEING PARALLEL WITH AND 65.00 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 330.27 FEET;

THENCE SOUTH 00° 05' 15" EAST, ALONG SAID NORTH-SOUTH MID-SECTION LINE OF SECTION 30, A DISTANCE OF 32.00 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 830,126 SQUARE FEET OR 19.0571 ACRES, MORE OR LESS.