#5

OCT 20 2014

ORDINANCE NO. 4568

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REVERTING ZONING ON A PARCEL FROM PAD (COMMERCIAL) IN ORDINANCE NO. 3260 (DVR00-0005) TO PAD (COMMERCIAL) IN ORDINANCE NO. 2822 (PL97-199) AND AG-1 (AGRICULTURAL DISTRICT) 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 PAD (Commercial) to PAD (Commercial) and 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 Division 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. 4568 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 JAB

PUBLISHED:

Attachment 'A', Ord. 4568
"12 Acres Legal Description"

PARCEL NO. 1:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 4 FROM WHICH A BRASS CAP FLUSH MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4 BEARS SOUTH 89 DEGREES 23 MINUTES 33 SECONDS EAST 1323.66 FEET, SAID LINE BEING THE NORTH LINE OF THE NORTHWEST QUARTER AND THE BASIS OF THE BEARINGS IN THIS DESCRIPTION;

THENCE SOUTH 89 DEGREES 23 MINUTES 33 SECONDS EAST 661.85 FEET ALONG THE SAID NORTH LINE TO ITS INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 1 OF PECOS SPRINGS, AS RECORDED IN BOOK 580 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 03 MINUTES 26 SECONDS WEST 71.00 FEET ALONG SAID WESTERLY LINE 71.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 03 MINUTES 26 SECONDS WEST 680.98 FEET ALONG SAID WESTERLY LINE;

THENCE NORTH 89 DEGREES 38 MINUTES 19 SECONDS WEST 1.95 FEET;

THENCE SOUTH 00 DEGREES 07 MINUTES 11 SECONDS WEST 189.53 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 25 SECONDS WEST 120.00 FEET;

THENCE SOUTH 00 DEGREES 07 MINUTES 11 SECONDS WEST 120.00 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 25 SECONDS EAST 120.00 FEET;

THENCE SOUTH 00 DEGREES 07 MINUTES 11 SECONDS WEST 35.00 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 25 SECONDS WEST 568.95 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ALMA SCHOOL ROAD AS DESCRIBED IN 2002-1193347 OF OFFICIAL RECORDS, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 02 DEGREES 33 MINUTES 36 SECONDS WEST 554.50 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE;

THENCE NORTH 89 DEGREES 58 MINUTES 04 SECONDS WEST 32.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ALMA SCHOOL ROAD AS SHOWN ON SAID PECOS SPRINGS;

THENCE NORTH 00 DEGREES 01 MINUTES 56 SECONDS EAST 122.52 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE;

THENCE SOUTH 89 DEGREES 58 MINUTES 04 SECONDS EAST 363.59 FEET;

Attachment 'A', Ord. 4568
"12 Acres Legal Description"

THENCE NORTH 00 DEGREES 01 MINUTES 56 SECONDS EAST 344.28 FEET TO THE SOUTH LINE OF THE NORTH 75.00 FEET OF SAID NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 36 MINUTES 27 SECONDS EAST 4.00 FEET TO THE SOUTH LINE OF THE NORTH 71.00 FEET OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 23 MINUTES 33 SECONDS EAST 265.17 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THAT PORTION OF GOVERNMENT LOT 4 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4;

THENCE SOUTH 01 DEGREES 00 MINUTES 47 SECONDS EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 1099.15 FEET TO THE SOUTH LINE OF THAT CERTAIN REAL PROPERTY MORE PARTICULARLY DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NUMBER 2001-1239180 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 19 MINUTES 13 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 89.81 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 202 AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2002-1219479 RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND;

THENCE CONTINUING NORTH 89 DEGREES 19 MINUTES 13 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 568.90 FEET TO THE WEST LINE OF LOT 1 PECOS SPRINGS BEING A MINOR LAND DIVISION MAP RECORDED IN BOOK 580 OF MAPS, PAGE 41 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 186.07 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 202;

THENCE NORTH 77 DEGREES 21 MINUTES 16 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 244.88 FEET;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 87 DEGREES 12 MINUTES 09 SECONDS WEST, A DISTANCE OF 286.90 FEET;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 27 DEGREES 14 MINUTES 54 SECONDS WEST, A DISTANCE OF 98.24 FEET;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 03 DEGREES 37 MINUTES 07 SECONDS WEST, A DISTANCE OF 24.40 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION BEARS ASSUMED SOUTH 01 DEGREES 00 MINUTES 47 SECONDS EAST, (BASIS OF BEARING);

THENCE SOUTH 01 DEGREES 00 MINUTES 47 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 1096.81 FEET;

Attachment 'A', ord. 4568
"12 Acres Legal Description"

THENCE LEAVING SAID WEST LINE NORTH 88 DEGREES 59 MINUTES 13 SECONDS EAST, A DISTANCE OF 89.63 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE ALMA SCHOOL ROAD INTERCHANGE OF THE SANTAN FREEWAY, AND THE POINT OF BEGINNING;

THENCE SOUTH 44 DEGREES 58 MINUTES 56 SECONDS EAST, 29.94 FEET;

THENCE SOUTH 27 DEGREES 14 MINUTES 54 SECONDS EAST, 83.18 FEET;

THENCE SOUTH 87 DEGREES 12 MINUTES 09 SECONDS EAST, 277.09 FEET;

THENCE SOUTH 77 DEGREES 21 MINUTES 16 SECONDS EAST, 221.18 FEET;

THENCE NORTH 00 DEGREES 58 MINUTES 18 SECONDS WEST, 142.92 FEET;

THENCE NORTH 89 DEGREES 23 MINUTES 03 SECONDS EAST, 20.00 FEET;

THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS EAST, 168.22 FEET;

THENCE NORTH 77 DEGREES 21 MINUTES 16 SECONDS WEST, 244.88 FEET;

THENCE NORTH 87 DEGREES 12 MINUTES 09 SECONDS WEST, 286.90 FEET;

THENCE NORTH 27 DEGREES 14 MINUTES 54 SECONDS WEST 98.24 FEET;

THENCE NORTH 03 DEGREES 43 MINUTES 14 SECONDS WEST, 27.26 FEET TO SAID POINT OF BEGINNING.

EXCEPT ALL MINERALS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED JULY 10, 2006 AS 2006-920478, OF OFFICIAL RECORDS.

EXCEPT FROM PARCELS 1 AND 2 ABOVE THOSE PORTIONS LYING WITHIN THE PROPERTY SET FORTH IN BOOK 161 OF DEEDS, PAGE 515.

Attachment 'A', Ord. 4568
"2 Acres Legal Description"

PARCEL NO. 2:

THAT PORTION OF GOVERNMENT LOT 4 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4;

THENCE SOUTH 01 DEGREES 00 MINUTES 47 SECONDS EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 1099.15 FEET TO THE SOUTH LINE OF THAT CERTAIN REAL PROPERTY MORE PARTICULARLY DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NUMBER 2001-1239180 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 19 MINUTES 13 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 89.81 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 202 AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2002-1219479 RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND;

THENCE CONTINUING NORTH 89 DEGREES 19 Unofficial Document 13 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 568.90 FEET TO THE WEST LINE OF LOT 1 PECOS SPRINGS BEING A MINOR LAND DIVISION MAP RECORDED IN BOOK 580 OF MAPS, PAGE 41 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 186.07 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 202;

THENCE NORTH 77 DEGREES 21 MINUTES 16 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 244.88 FEET;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 87 DEGREES 12 MINUTES 09 SECONDS WEST, A DISTANCE OF 286.90 FEET;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 27 DEGREES 14 MINUTES 54 SECONDS WEST, A DISTANCE OF 98.24 FEET;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 03 DEGREES 37 MINUTES 07 SECONDS WEST, A DISTANCE OF 24.40 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION BEARS ASSUMED SOUTH 01 DEGREES 00 MINUTES 47 SECONDS EAST, (BASIS OF BEARING);

THENCE SOUTH 01 DEGREES 00 MINUTES 47 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 1096.81 FEET;

Attachment 'A', Ord. 4568
"2 Acres Legal Description"

THENCE LEAVING SAID WEST LINE NORTH 88 DEGREES 59 MINUTES 13 SECONDS EAST, A DISTANCE OF 89.63 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE ALMA SCHOOL ROAD INTERCHANGE OF THE SANTAN FREEWAY, AND THE POINT OF BEGINNING;

THENCE SOUTH 44 DEGREES 58 MINUTES 56 SECONDS EAST, 29.94 FEET;

THENCE SOUTH 27 DEGREES 14 MINUTES 54 SECONDS EAST, 83.18 FEET;

THENCE SOUTH 87 DEGREES 12 MINUTES 09 SECONDS EAST, 277.09 FEET;

THENCE SOUTH 77 DEGREES 21 MINUTES 16 SECONDS EAST, 221.18 FEET;

THENCE NORTH 00 DEGREES 58 MINUTES 18 SECONDS WEST, 142.92 FEET;

THENCE NORTH 89 DEGREES 23 MINUTES 03 SECONDS EAST, 20.00 FEET;

THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS EAST, 168.22 FEET;

THENCE NORTH 77 DEGREES 21 MINUTES 16 SECONDS WEST, 244.88 FEET;

THENCE NORTH 87 DEGREES 12 MINUTES 09 SECONDS WEST, 286.90 FEET;

THENCE NORTH 27 DEGREES 14 MINUTES 54 SECONDS WEST 98.24 FEET;

THENCE NORTH 03 DEGREES 43 MINUTES 14 SECONDS WEST, 27.26 FEET TO SAID POINT OF BEGINNING.

EXCEPT ALL MINERALS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED JULY 10, 2006 AS 2006-920478, OF OFFICIAL RECORDS.

Unofficial Document

EXCEPT FROM PARCELS 1 AND 2 ABOVE THOSE PORTIONS LYING WITHIN THE PROPERTY SET FORTH IN BOOK 161 OF DEEDS, PAGE 515.