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AUG 10 2015

**ORDINANCE NO. 4647**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD (SINGLE-FAMILY RESIDENTIAL) TO AMENDED PAD (SINGLE-FAMILY RESIDENTIAL) IN CASE (DVR15-0016 MADERAS) 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 (Single-Family Residential) to Amended PAD (Single-Family Residential), subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "MADERAS", kept on file in the City of Chandler Planning Division, in File No. DVR15-0016, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3780 (DVR05-0050 Maderas), except as modified by condition herein.
3. Condition No. 2 of Ordinance No. 3780 shall be deleted.

4. Condition No. 10 of Ordinance No. 3780 shall be deleted.
5. Condition No. 11 of Ordinance No. 3780 shall be deleted.
6. Condition No. 12 of Ordinance No. 3780 shall be deleted.
7. Condition No. 13 of Ordinance No. 3780 shall be deleted.
8. Condition No. 23 of Ordinance No. 3780 shall be deleted.
9. Condition No. 25 of Ordinance No. 3780 shall be deleted.

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 \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this \_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4647 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



PUBLISHED:

LEGAL DESCRIPTION

Attachment 'A'  
Ord. #4047

Parcel No. 1

Lots 1 through 22 inclusive and Tracts A through D inclusive of Maderas, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, recorded as Book 922 of Maps, Page 5.

Parcel No. 2

An Easement interest in Tract E of Maderas, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, recorded as Book 922 of Maps, Page 5.