

#4  
NOV 16 2015

**ORDINANCE NO. 4633**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, ESTABLISHING INITIAL CITY ZONING OF PLANNED INDUSTRIAL/ PLANNED AREA DEVELOPMENT (I-1/PAD) (DVR15-0017 SOUTH OF THE SOUTHEAST CORNER OF ARIZONA AVENUE AND CHANDLER HEIGHTS ROAD) 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'*

Said parcel is hereby zoned Planned Industrial/ Planned Area Development District (I-1/PAD), subject to the following condition:

1. The building setback along the north property line shall be reduced from fifty (50) feet to thirty (30) feet.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.



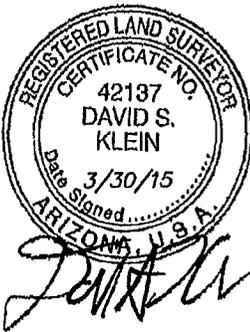
# EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY OVER  
A PORTION OF A.P.N. 303-53-012J,  
012M & 012N

That portion of the Northwest quarter of Section 27, 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 a brass cap in handhole marking the West quarter corner of said Section 27, from which a brass cap in handhole marking the Northwest corner of said Section 27 bears North 00 degrees 04 minutes 38 seconds West 2,645.57 feet;  
THENCE North 00 degrees 04 minutes 38 seconds West 1,360.02 feet along the West line of said Northwest quarter  
THENCE South 89 degrees 23 minutes 33 seconds East 67.00 feet to the East line of the West 67.00 feet of said Northwest quarter and the POINT OF BEGINNING;  
THENCE North 00 degrees 04 minutes 38 seconds West 332.98 feet along said East line;  
THENCE North 76 degrees 47 minutes 13 seconds East 1,034.54 feet leaving said West line to a 5/8 inch rebar;  
THENCE South 51 degrees 34 minutes 54 seconds East 361.74 feet;  
THENCE South 00 degrees 00 minutes 27 seconds East 164.57 feet to a 1/2 inch rebar capped 37936;  
THENCE North 89 degrees 42 minutes 32 seconds West 169.89 feet to a 1/2 inch rebar capped 37936;  
THENCE South 00 degrees 30 minutes 49 seconds West 90.85 feet to a 1/2 inch rebar capped 37936;  
THENCE South 89 degrees 58 minutes 27 seconds West 568.13 feet;  
THENCE South 00 degrees 24 minutes 52 seconds West 95.69 feet;  
THENCE North 89 degrees 23 minutes 33 seconds West 550.66 feet to the POINT OF BEGINNING.

COMPRISING 11.561 acres or 503,592 square feet more or less, subject to all easements of record.



EXPIRES 3/31/17



21415 N. 23rd Avenue  
Phoenix, AZ 85027  
623-869-0223 (office)  
623-869-0726 (fax)  
www.superiorsurveying.com  
info@superiorsurveying.com

DATE: 3/30/15

JOB NO.: 131059

**CHANDLER  
HEIGHTS ROAD**

**EXHIBIT "B"**

DEPICTION OF PROPERTY OVER A  
PORTION OF A.P.N. 303-53-012J,  
012M & 012N

NORTHWEST CORNER  
SECTION 27, T-2S, R-5E  
FOUND BRASS CAP IN HANDHOLE

ARIZONA AVENUE 2645.57'  
1285.55'  
67'  
N 00°04'38" W 1360.02'

A.P.N. 303-53-013D  
N 76°47'13" E  
1034.54'

A.P.N. 303-53-013C

A.P.N. 303-53-012G

PORTION OF  
A.P.N. 303-53-012J,  
012M & 012N

N 00°04'38" W  
332.98'

POINT OF  
BEGINNING  
N 89°23'33" W 550.66'

S 89°58'27" W 568.13'

A.P.N. 303-53-012J

40' EASEMENT FOR  
INGRESS & EGRESS

A.P.N. 303-53-012N

WEST 1/4 CORNER  
SECTION 27, T-2S, R-5E  
FOUND BRASS CAP IN HANDHOLE

SOUTHERN PACIFIC RAIL ROAD

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	S 51°34'54" E	361.74'
L2	S 00°00'27" E	164.57'
L3	N 89°42'32" W	169.89'
L4	S 00°30'49" W	90.85'
L5	S 00°24'52" W	95.69'



**SUPERIOR**  
SURVEYING SERVICES, INC.

DATE: 3/30/15

J