

#9
JAN 11 2007

ORDINANCE NO. 3872

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM I-1/PAD – PLANNED INDUSTRIAL DISTRICT/PLANNED AREA DEVELOPMENT TO I-1/PAD AMENDED (DVR06-0053 POLLACK BUSINESS PARK NORTH & SOUTH) 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 I-1/PAD – Planned Industrial District/Planned Area Development to I-1/PAD Amended subject to the following conditions:

1. Development shall be in substantial conformance with existing zoning and PDP approvals except as modified by the application materials of this request (narrative and site plan) and associated conditions of approval.

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

SECTION III. The Planning & 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 this ____ day of _____, 2006.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this ____ day of _____, 2007.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3872 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2007, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

 GAB
CITY ATTORNEY

PUBLISHED:

ATTACHMENT "A"

Superior Surveying Services, Inc.

Professional Land Surveying □ Arizona □ California □ Nevada

21415 North 23rd Avenue □ Phoenix, Arizona 85027

Phone: (623)869-0223 □ Fax: (623)869-0726

info@ssincaz.com

Randy S. Delbridge, President

A. J. Wadsworth, Vice President

David S. Klein, Vice President

Job Number: 260333

December 7, 2006

GROSS DESCRIPTION POLLACK BUSINESS PARK I

Lot 2, POLLACK BUSINESS PARK NORTH, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 762 of Maps, Page 45 together with the adjoining public rights of way, lying within the Southwest quarter of Section 10, Township 1 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 at the intersection of Elliot Road and Arizona Avenue marking the Southwest corner of said Section 10 from which a cotton picker spindle in pavement marking the South quarter corner of said Section 10 bears North 89 degrees 46 minutes 05 seconds East 2660.19 feet, said described line being the South line of the Southwest quarter of said Section 10 and the basis of bearings for this description:

THENCE North 00 degrees 11 minutes 30 seconds West 635.54 along the monument line of said Arizona Avenue to its intersection with the Westerly extension of the South line of said Lot 2 and the POINT OF BEGINNING:

THENCE North 00 degrees 11 minutes 30 seconds West 858.21 feet continuing along said monument line to a brass cap in handhole marking the monument line of Chilton Drive;

THENCE North 89 degrees 48 minutes 30 seconds East 277.89 feet along said monument line to its intersection with the Northerly extension of the East line of said Lot 2;

THENCE South 00 degrees 11 minutes 30 seconds East 656.63 feet along said East line and its Northerly extension;

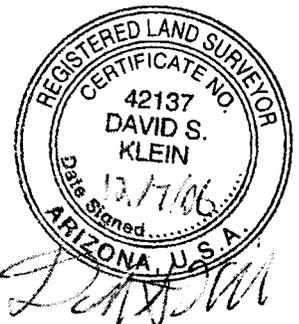
THENCE North 89 degrees 48 minutes 30 seconds East 352.53 feet along the boundary of said Lot 2 and its Easterly extension to its intersection with the monument line of Washington Street;

THENCE South 20 degrees 13 minutes 55 seconds East 52.07 feet along the monument line of said Washington Street to a City of Chandler brass cap flush with the pavement and the beginning of a curve to the right having a radius of 600.00 feet;

THENCE South along said monument line and the arc of said curve through a central angle of 14 degrees 58 minutes 38 seconds an arc length of 156.84 feet to its intersection with the Easterly extension of the South line of said Lot 2;

THENCE South 89 degrees 48 minutes 30 seconds West 682.25 feet along the Easterly extension, the South line of Lot 2, and its Westerly extension to the POINT OF BEGINNING.

COMPRISING 7.251 acres or 315,837 square feet more or less, subject to all easements of record.



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GROSS DESCRIPTION POLLACK BUSINESS PARK II

Lot 1, POLLACK BUSINESS PARK NORTH, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 762 of Maps, Page 45 together with the adjoining public rights of way, lying within the Southwest quarter of Section 10, Township 1 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 at the intersection of Elliot Road and Arizona Avenue marking the Southwest corner of said Section 10 from which a cotton picker spindle in pavement marking the South quarter corner of said Section 10 bears North 89 degrees 46 minutes 05 seconds East 2660.19 feet, said described line being the South line of the Southwest quarter of said Section 10 and the basis of bearings for this description:

THENCE North 00 degrees 11 minutes 30 seconds West 1493.75 feet along the monument line of said Arizona Avenue to a brass cap in handhole marking the monument line of Chilton Drive;
THENCE North 89 degrees 48 minutes 30 seconds East 277.89 feet along said monument line to its intersection with the Northerly extension of the West line of said Lot 1;
THENCE North 89 degrees 48 minutes 30 seconds East 222.11 feet continuing along said monument line to a brass cap flush with the pavement marking the intersection of said Chilton Drive and Washington Street;
THENCE South 00 degrees 11 minutes 30 seconds East 210.75 feet along the monument line of said Washington Street to a City of Chandler brass cap flush with the pavement and the beginning of a curve to the left having a radius of 500.00 feet;
THENCE Southerly along said monument line and the arc of said curve through a central angle of 20 degrees 02 minutes 25 seconds an arc length of 174.88 feet to a City of Chandler brass cap flush with the pavement;
THENCE South 20 degrees 13 minutes 55 seconds East 292.24 feet along said monument line to its intersection with the Easterly extension of the South line of said Lot 1;
THENCE South 89 degrees 48 minutes 30 seconds West 352.53 feet along said South line and its Easterly extension;
THENCE North 00 degrees 11 minutes 30 seconds West 656.63 feet along the West line of said Lot 1 and its Northerly extension to the POINT OF BEGINNING.

COMPRISING 3.894 acres or 169,612 square feet more or less, subject to all easements of record.



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GROSS DESCRIPTION POLLACK BUSINESS PARK III

Lot 3, POLLACK BUSINESS PARK NORTH, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 762 of Maps, Page 45 together with the adjoining public rights of way, lying within the Southwest quarter of Section 10, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a brass cap in handhole at the intersection of Elliot Road and Arizona Avenue marking the Southwest corner of said Section 10 from which a cotton picker spindle in pavement marking the South quarter corner of said Section 10 bears North 89 degrees 46 minutes 05 seconds East 2660.19 feet, said described line being the South line of the Southwest quarter of said Section 10 and the basis of bearings for this description:

THENCE North 00 degrees 11 minutes 30 seconds West 635.54 feet along the monument line of said Arizona Avenue to the Westerly extension of the North line of said Lot 3;

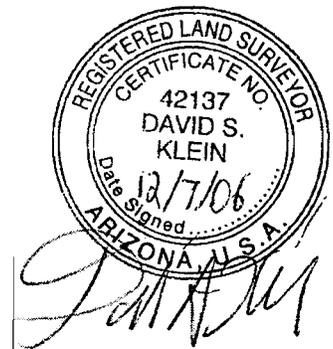
THENCE North 89 degrees 48 minutes 30 seconds East 682.25 feet along said Westerly extension, the North line of said Lot 3, and its Easterly extension to its intersection with the monument line of Washington Street and the beginning of a non-tangent curve to the right the center of which bears South 84 degrees 44 minutes 43 seconds West 600.00 feet;

THENCE Southerly along the arc of said curve through a central angle of 5 degrees 1 minute 22 seconds an arc length of 52.60 feet to a City of Chandler brass cap flush with the pavement;

THENCE South 00 degrees 13 minutes 55 seconds East 582.53 feet along the monument line of said Washington Street to a brass cap flush with the pavement at its intersection with Elliot Road;

THENCE South 89 degrees 46 minutes 05 seconds West 685.00 feet along the monument line of Elliot Road and along the South line of the Southwest quarter of said Section 10 the POINT OF BEGINNING.

COMPRISING 9.986 acres or 434,998 square feet more or less, subject to all easements of record.



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GROSS DESCRIPTION POLLACK BUSINESS PARK SOUTH

Lot 1B of ARIZONA CORPORATE PARK LOTS 1A AND 1B, according to Book 297 of Maps, Page 44, records of Maricopa County, Arizona, together with the adjoining public rights of way, lying within the Northwest quarter of Section 15, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a brass cap in handhole at the intersection of Elliot Road and Arizona Avenue marking the Northwest corner of said Section 15 from which a cotton picker spindle in pavement marking the North quarter corner of said Section 15 bears North 89 degrees 46 minutes 05 seconds East 2660.19 feet, said described line being the North line of the Northwest quarter of said Section 15 and the basis of bearings for this description:
THENCE North 89 degrees 46 minutes 05 seconds East 1046.49 feet along said North line to its intersection with the Northerly extension of the East line of said Lot 1B;
THENCE South 00 degrees 13 minutes 56 seconds East 417.87 feet along said East line and its Northerly extension;
THENCE South 36 degrees 31 minutes 21 seconds East 94.44 feet along the Easterly line of said Lot 1B and its Southerly extension to its intersection with the monument line of Alamo Drive and the beginning of a non-tangent curve to the left the center of which bears South 36 degrees 25 minutes 38 seconds East 250.00 feet;
THENCE Southwesterly along said monument line and the arc of said curve through a central angle of 43 degrees 50 minutes 43 seconds an arc length of 191.31 feet to a City of Chandler brass cap flush with the pavement;
THENCE South 09 degrees 42 minutes 33 seconds West 99.56 feet along the monument line of said Alamo Drive to its intersection with the Southeasterly extension of a Southerly property line of said Lot 1B;
THENCE North 70 degrees 59 minutes 21 seconds West 317.34 feet along said Lot line and its Southeasterly extension;
THENCE South 89 degrees 41 minutes 35 seconds West 249.98 feet along a Southerly property line of said Lot 1B;
THENCE South 00 degrees 18 minutes 25 seconds East 339.98 feet along an Easterly property line of said Lot 1B and its Southerly extension to its intersection with the monument line of Comstock Drive;
THENCE South 89 degrees 41 minutes 35 seconds West 30.01 feet along said monument line to its intersection with the Southerly extension of a Westerly line of said Lot 1B;
THENCE North 00 degrees 18 minutes 25 seconds West 339.98 feet along said Westerly line and its Southerly extension;



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GROSS DESCRIPTION POLLACK BUSINESS PARK SOUTH (continued)

THENCE South 89 degrees 41 minutes 35 seconds West, 406.26 feet along a Southerly line of said Lot 1B and its Westerly extension to its intersection with the monument line of Arizona Avenue also being the West line of said Northwest quarter;

THENCE North 00 degrees 17 minutes 50 seconds West 646.89 feet along said monument line to the POINT OF BEGINNING.

COMPRISING 16.164 acres or 704,100 square feet more or less, subject to all easements of record.

