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MAR 05 2007

ORDINANCE NO. 3881

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PAD (AMENDED) (DVR06-0054 CLEMENTE RANCH) 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 to PAD, subject to the following conditions:

1. Compliance with the original stipulations adopted by the City Council as Ordinance No. 2390, in case Z93-053 Clemente Ranch, except as modified by condition herein.
2. Condition No. 11 of Ordinance No. 2390, providing for no construction on lots within 300 feet of the existing dairies shall no longer apply.
3. Future lots adjacent to Dobson Road, specifically lots 38, 39, and 40, shall be limited to no more than one two-story home for every third lot.

ATTACHMENT 'A'
LEGAL DESCRIPTION
CLEMENTE RANCH

Parcel 2:

Lots 17-40, 69-78, and 88-95 of the Final Plat of Clemente Parcel 2, as set forth in Book 417 of Maps, Page 39, according to the Maricopa County Recorder's Office Docket No. 96-0413784 recorded on 6/12/96.

Parcel 15:

Lots 71-81, 104-105 and 122 of the Final Plat of Clemente Parcel 15, as set forth in Book 417 of Maps, Page 41, according to the Maricopa County Recorder's Office Docket No. 96-0413786 recorded on 6/12/96.