

# 8  
MAR 05 2007

**ORDINANCE NO. 3891**

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) RESIDENTIAL TO PLANNED AREA DEVELOPMENT (PAD) AMENDED CHURCH (DVR06-0017 LAYTON LAKES PARCEL 16 & 16B) 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 Planned Area Development (PAD) Residential to Planned Area Development (PAD) Amended Church, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "LAYTON LAKES PARCEL 16 & 16B" kept on file in the City of Chandler Planning Services Division, in File No. DVR06-0017, except as modified by condition herein
2. Compliance with the original stipulations adopted by the City Council as Ordinance 3250, case DVR00-0025 LAYTON LAKES, except as modified by condition herein.



**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3891 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:

        GRB          
CITY ATTORNEY

PUBLISHED:

ORDINANCE NO. 3891 EXHIBIT 'A'

LEGAL DESCRIPTION FOR LAYTON LAKES  
PARCEL 16B – CHURCH SITE  
PRELIMINARY PLAT BOUNDARY

THAT PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 18, FROM WHICH THE BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 18 BEARS NORTH 00 DEGREES 02 MINUTES 02 SECONDS WEST, A DISTANCE OF 2,633.27 FEET;

THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 61.00 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 31 SECONDS WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 620.02 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 620.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 41.00 FEET;

THENCE SOUTH 89 DEGREES 36 MINUTES 36 SECONDS EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 45.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 44 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 28.39 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 595.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 325.52 FEET TO THE BEGINNING OF A TANGENT CURVE OF 225.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, DEPARTING SAID PARALLEL LINE, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20 DEGREES 48 MINUTES 29 SECONDS, A DISTANCE OF 81.71 FEET;

THENCE NORTH 20 DEGREES 46 MINUTES 27 SECONDS EAST, A DISTANCE OF 82.05 FEET;  
THENCE SOUTH 69 DEGREES 13 MINUTES 33 SECONDS EAST, A DISTANCE OF 226.88 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 58 SECONDS EAST, A DISTANCE OF 274.09 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 65.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE SOUTH 00 DEGREES 02 MINUTES 02 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 405.48 FEET;  
THENCE SOUTH 45 DEGREES 10 MINUTES 43 SECONDS WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 28.18 FEET;  
THENCE NORTH 89 DEGREES 36 MINUTES 31 SECONDS WEST, A DISTANCE OF 490.01 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 18, FROM WHICH THE BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 18 BEARS NORTH 00 DEGREES 02 MINUTES 02 SECONDS WEST, A DISTANCE OF 2,633.27 FEET;

THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 61.00 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 31 SECONDS WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 620.02 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 620.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 151.32 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 58 SECONDS EAST, DEPARTING SAID PARALLEL LINE, DISTANCE OF 25.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 595.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 225.00 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 58 SECONDS EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 108.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 487.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE SOUTH 00 DEGREES 02 MINUTES 02 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 225.00 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 58 SECONDS WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 108.00 FEET TO THE TRUE POINT OF BEGINNING.