

#61
MAY 24 2007

ORDINANCE NO. 3927

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, ESTABLISHING INITIAL CITY ZONING OF AGRICULTURAL DISTRICT (AG-1) (DVR07-0016 SOUTHEAST CORNER OF CHANDLER HEIGHTS AND MCQUEEN ROADS) 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:

A portion of the Northwest Quarter of Section 26, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a 3" City of Chandler Brass Cap in hand hole at the West Quarter Corner of said Section 26, from which a 3" City of Chandler Brass Cap in hand hole at the Northwest Corner of said Section 26 bears N00°02'52"W (an assumed bearing), along the West line of the Northwest Quarter of said Section 26, for a distance of 2645.07 feet; thence N00°02'52"W, along said West line, for a distance of 1765.59 feet to a point on the North line of the South 443.00 feet of the West Half of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 26 and the POINT OF BEGINNING;

Thence N00°02'52"W, continuing along said West line, for a distance of 879.49 feet to the Northwest Corner of said Section 26; thence N89°03'28"E, along the North line of said Section 26, for a distance of 1361.51 feet to a point on the East line of the West 33.00 feet of the Northeast Quarter of the Northwest Quarter of said Section 26; thence S00°01'17"E, along said East line, for a distance of 661.37 feet to point on a prolongation of the North line of the South Half of the Northwest Quarter of the Northwest Quarter of said Section 26; thence S89°03'51"W, along said North line, for a distance of 1029.15 feet to point on the West line of the East Half of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 26; thence S00°02'28"E, along said West line, for a distance of 218.27 feet to a point on the North line of the South 443 feet of the West Half of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 2; together with the following described property:

The East 33 feet of the Northeast Quarter of the Northeast Quarter of Section 27, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, EXCEPT the South 443 of the Northeast Quarter of the Northeast Quarter of said Section 27; together with the following described property:

BEGINNING at the intersection of the South line of the North 33 feet of the Northeast Quarter of said Section 27 and the West line of the East 33 feet of the Northeast Quarter of said Section 27; thence South, along said West line, for a distance of 15.00 feet; thence Northwesterly to a point on said South line lying 15.00 feet West of said intersection; thence East, along said South line, for a distance of 15.00 feet to the POINT OF BEGINNING.

An area containing 22.97 acres, more or less.

Said parcel is hereby zoned Agricultural District (AG-1).

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 & 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.

