

#63

MAY 24 2007

ORDINANCE NO. 3929

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) (DVR07-0018 NORTH OF THE NORTHWEST CORNER OF GERMANN ROAD AND THE UNION PACIFIC RAILROAD) 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:

The north half of the north half of the north half of the southeast quarter of the southwest quarter of Section 3, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying west of the Westerly right of way line of the Southern Pacific Railroad right of way per Deed Book 101, Page 257, Records of Maricopa County, Arizona.

Together with:

That portion of the north half of the southwest quarter of said Section 3 described as follows:

COMMENCING at a City of Chandler brass cap in hand hole found at the southwest corner of said Section 3, from which a City of Chandler brass cap in hand hole found at the south quarter corner of said Section 3 bears North $88^{\circ}54'12''$ East, 2644.69 feet; thence North $00^{\circ}26'25''$ East, along the west line of the southwest quarter of said Section 3, 1324.57 feet to the south line of the north half of the southwest quarter of said Section 3; thence North $88^{\circ}54'28''$ East, along the south line of the north half of the southwest quarter of said Section 3, 661.41 feet to the southwest corner of the southeast quarter of the northwest quarter of the southwest quarter of said Section 3, also being a point on the east boundary of the property described in City of Chandler Ordinance Number 1188, recorded under recording number 83-206019, records of Maricopa County, Arizona and the **TRUE POINT OF BEGINNING**;

Thence North $00^{\circ}25'47''$ East, along the westerly line of southeast quarter of the northwest quarter of the southwest quarter of said Section 3 also being the east line of the property described in said City of Chandler Ordinance Number 1188, 215.58 feet, to a point 50.01 feet north of the northwest corner of the south half of the south half of the southeast quarter of the northwest quarter of the southwest quarter of said Section 3;

Thence North $88^{\circ}54'28''$ East, 661.45 feet, to a point on the east line of the west half of the southwest quarter of said Section 3, from which the northeast corner of the south half of the south half of the southeast quarter of the northwest quarter of the southwest quarter of said Section 3 Bears South $00^{\circ}25'11''$ East, 50.01 feet distant therefrom;

Thence continuing North $88^{\circ}54'28''$ East, 74.05 feet to a point on the west right-of-way line of the Southern Pacific Railroad per Deed Book 101, page 257, records of Maricopa County, Arizona;

Thence South $00^{\circ}25'15''$ East, along said Westerly right-of-way line of the Southern Pacific Railroad, 215.58 feet to a point on the south line of the north half of the north half of the north half of the southeast quarter of the southwest quarter of said Section 3;

Thence South $88^{\circ}54'28''$ West, along the south line of the north half of the north half of the north half of the southeast quarter of the southwest quarter of said Section 3, 74.06 feet to the southeast corner of the southeast quarter of the northwest quarter of the southwest quarter of said Section 3;

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3929 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:

CITY ATTORNEY GAB

PUBLISHED: