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MAY 24 2007

**ORDINANCE NO. 3919**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM CITY CENTER DISTRICT (CCD) TO CITY CENTER DISTRICT (CCD) WITH PLANNED AREA DEVELOPMENT (PAD) OVERLAY (DVR07-0008 SERRANO BUILDING) 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 City Center District (CCD) to City Center District (CCD) with a Planned Area Development (PAD) overlay subject to the following condition:

1. Development shall be in substantial conformance with the building exhibits, entitled "The Serrano Building", kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0008 SERRANO BUILDING, except as modified by condition herein.

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.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

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. 3919 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:

# LEGAL DESCRIPTION

LOTS 47, 48 AND 49, TOWN SITE OF CHANDLER, ACCORDING TO BOOK 5 OF MAPS,  
PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA.

## Assessor Parcel Numbers

LOT #47 - 303-10-010 - 25'-0" X 120'-0"  
LOT #48 - 303-10-011 - 25'-0" X 120'-0"  
LOT #49 - 303-10-012 - 45'-0" X 120'-0"