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DEC 10 2007

ORDINANCE NO. 3987

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY AMENDING A PORTION OF A PARCEL ZONED PLANNED AREA DEVELOPMENT (PAD) TO ELIMINATE ZONING CONDITION NO. 16 OF ORDINANCE NO. 3250 REQUIRING COPPER PLUMBING FOR DVR00-0025 LAYTON LAKES, 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 property is hereby rezoned to delete Condition No. 16 of Ordinance No. 3250 requiring Copper Plumbing for DVR00-0025 LAYTON LAKES, subject to the following condition:

1. Potential homebuyers are to be notified that pex piping will be used for plumbing in the house.

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Attachment 'A'

LEGAL DESCRIPTION
LAYTON LAKES
EXISTING I.G.A. CHANDLER PARCEL

The following legal description and any references contained therein are based upon that certain ALTA/ACSM Land Title Survey titled Layton Lakes, performed by Agra Infrastructure, Inc., dated and signed on April 21, 2000 by Gerald Hughes, RLS #15573.

A parcel of land located within Section 18, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a Maricopa County Highway Department brass cap in handhole found at the southwest corner of said Section 18, from which a 3/8" rebar found at the south quarter corner of said Section 18 bears North 88°49'33" East (Basis of Bearing); a distance of 2489.44 feet;

Thence North 00°09'41" West, along the west line of said Section 18, a distance of 2650.80 feet to a 1/2" rebar found at the west quarter corner of said Section 18;

Thence North 00°12'40" West, continuing along said west line, a distance of 2648.68 feet to a 3/4" iron pipe found at the northwest corner of said Section 18;

Thence North 89°11'44" East, along the north line of said Section 18, a distance of 2503.25 feet to a 3/4" iron pipe found at the north quarter corner of said Section 18;

Thence North 89°11'28" East, continuing along said north line; a distance of 2659.12 feet to a Maricopa County Highway Department brass cap in handhole found at the northeast corner of said Section 18;

Thence South 00°02'02" East, along the east line of said Section 18, a distance of 2613.25 feet to a point on a line parallel with and 20.00 feet north of the east-west mid-section line of said Section 18;

Thence South 89°01'15" West, along said parallel line, a distance of 3987.12 feet;

Thence South 00°04'05" East, a distance of 20.00 feet;

Thence South 00°00'05" East, a distance of 2646.98 feet to a point on the south line of said Section 18;

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Attachment 'A'

Thence South 88°49'33" West, along said south line, a distance of 1159.97 feet to the POINT OF BEGINNING.

