

**ORDINANCE NO. 4042**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR07-0041 THE GODDARD SCHOOL) 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 PAD to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "The Goddard School, A new childcare center at Kyrene Crossings", kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0041, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3306, in case DVR01-0017 Kyrene Crossings and Preliminary Development Plan approval in case PDP04-0027 Offices at Kyrene Crossings, except as modified herein.



I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 0000 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2008, and that a quorum was present thereat.

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CITY CLERK

APPROVED AS TO FORM:

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CITY ATTORNEY *BAS*

PUBLISHED:

BUILDING B

A BUILDING ENVELOPE BOUNDARY FOR A CONDO PLAT TIE-IN LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34 MARKED BY A 1-INCH PIPE IN A HANDHOLE; THENCE SOUTH 00 DEGREES 06 MINUTES 21 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 677.76;

THENCE NORTH 89 DEGREES 53 MINUTES 39 SECONDS EAST, A DISTANCE OF 71.00 FEET;

THENCE SOUTH 45 DEGREES 06 MINUTES 21 SECONDS EAST, A DISTANCE OF 21.21 FEET;

THENCE NORTH 89 DEGREES 53 MINUTES 39 SECONDS EAST, A DISTANCE OF 141.00 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 21 SECONDS WEST, A DISTANCE OF 26.00 FEET;

THENCE NORTH 89 DEGREES 53 MINUTES 39 SECONDS EAST, A DISTANCE OF 35.15 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY CONTAINING SAID BUILDING ENVELOPE;

THENCE CONTINUING NORTH 89 DEGREES 53 MINUTES 39 SECONDS EAST ALONG THE SOUTH PROPERTY LINE OF SAID PROPERTY, A DISTANCE OF 540.35 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONTAINING SAID BUILDING ENVELOPE;

THENCE NORTH 00 DEGREES 22 MINUTES 56 SECONDS WEST ALONG THE EAST PROPERTY LINE OF SAID PROPERTY, A DISTANCE OF 131.52 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 04 SECONDS WEST, A DISTANCE OF 60.06 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG THE FOLLOWING COURSES:

SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 79.50 FEET;

NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 91.00;

SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 79.50 FEET;

SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 91.00 FEET TO THE POINT OF BEGINNING.

BUILDING C

A BUILDING ENVELOPE BOUNDARY FOR A CONDO PLAT TIE-IN LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34 MARKED BY A 1-INCH PIPE IN A HANDHOLE; THENCE SOUTH 00 DEGREES 06 MINUTES 21 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 677.76;

THENCE NORTH 89 DEGREES 53 MINUTES 39 SECONDS EAST, A DISTANCE OF 71.00 FEET;

THENCE SOUTH 45 DEGREES 06 MINUTES 21 SECONDS EAST, A DISTANCE OF 21.21 FEET;

THENCE NORTH 89 DEGREES 53 MINUTES 39 SECONDS EAST, A DISTANCE OF 141.00 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 21 SECONDS WEST, A DISTANCE OF 26.00 FEET;

THENCE NORTH 89 DEGREES 53 MINUTES 39 SECONDS EAST, A DISTANCE OF 35.15 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY CONTAINING SAID BUILDING ENVELOPE;

THENCE CONTINUING NORTH 89 DEGREES 53 MINUTES 39 SECONDS EAST ALONG THE SOUTH PROPERTY LINE OF SAID PROPERTY, A DISTANCE OF 476.32 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 21 SECONDS, A DISTANCE OF 50.73 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG THE FOLLOWING COURSES:

SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 106.00 FEET;

NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 43.81 FEET;

NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 28.55 FEET;

SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 85.81 FEET;

SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 64.00 FEET TO THE POINT OF BEGINNING.