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MAY 08 2008

**ORDINANCE NO. 4038**

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) (DVR08-0011 SOUTHWEST CORNER OF WILLIS 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:

Parcel No. 1:

The following being a portion of the Northwest quarter of the Northeast 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, described as follows;

COMMENCING at the West quarter corner of Section 3, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Thence North 89 degrees 21 minutes 30 seconds East, along the East-West mid-section line of said Section 3, a distance of 1322.96 feet to the Northeast corner of the Northwest quarter of the Southwest quarter of said section 3;

Thence South 00 degrees 01 minutes 05 seconds West, a distance of 40.00 feet to a point on the Southerly right-of-way line of Willis Road, said point also being the TRUE POINT OF BEGINNING;

Thence continuing south 00 degrees 01 minutes 05 seconds West, along the Easterly line of the Northeast quarter of the Northwest quarter of the Southwest quarter of section 3, a distance of 622.26 feet to the Southeast corner of said Northeast quarter of the Northwest quarter of the Southwest quarter of Section 3;

Thence North 89 degrees 21 minutes 30 seconds East, a distance of 73.81 feet to a point lying 30.00 feet Westerly from the existing centerline of the SOUTHERN PACIFIC RAILROAD TRACK, as described in Docket 101 of Deeds, Page 256, records of Maricopa County, Arizona;

Thence North 00 degrees 00 minutes 30 seconds East, Parallel with and 30.00 feet, Westerly from the centerline of said SOUTHERN PACIFIC RAILROAD TRACK, a distance of 622.26 feet to a point on the Southerly right-of-way line of Willis Road;

Thence South 89 degrees 21 minutes 30 seconds West, along said Southerly right-of-way line of Willis Road, a distance of 73.71 feet to the POINT OF BEGINNING.

Parcel No. 2

The Northeast quarter of the Northwest 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.

Except the North 40 feet thereof.

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.

