

#6  
JUN 12 2008

**ORDINANCE NO. 4071**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR08-0013 CHANDLER AIRPORT CENTER - OTTAWA) 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 "Chandler Airport Center", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0013, except as modified by condition herein.
2. Compliance with the original stipulations adopted by the City Council as Ordinance 3673, in case DVR04-0037 Chandler Airport Center, except as modified by condition herein.



APPROVED AS TO FORM:

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CITY ATTORNEY *asB*

PUBLISHED:

'A'



# Legal Description Chandler Airport Center Lot 13B

Job No. 07-004

January 15, 2007

A portion of Lot 13 of Chandler Airport Center – Phase 2, as recorded in Book 858, Page 43, records of Maricopa County located in a portion of the Southeast Quarter of Section 2, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

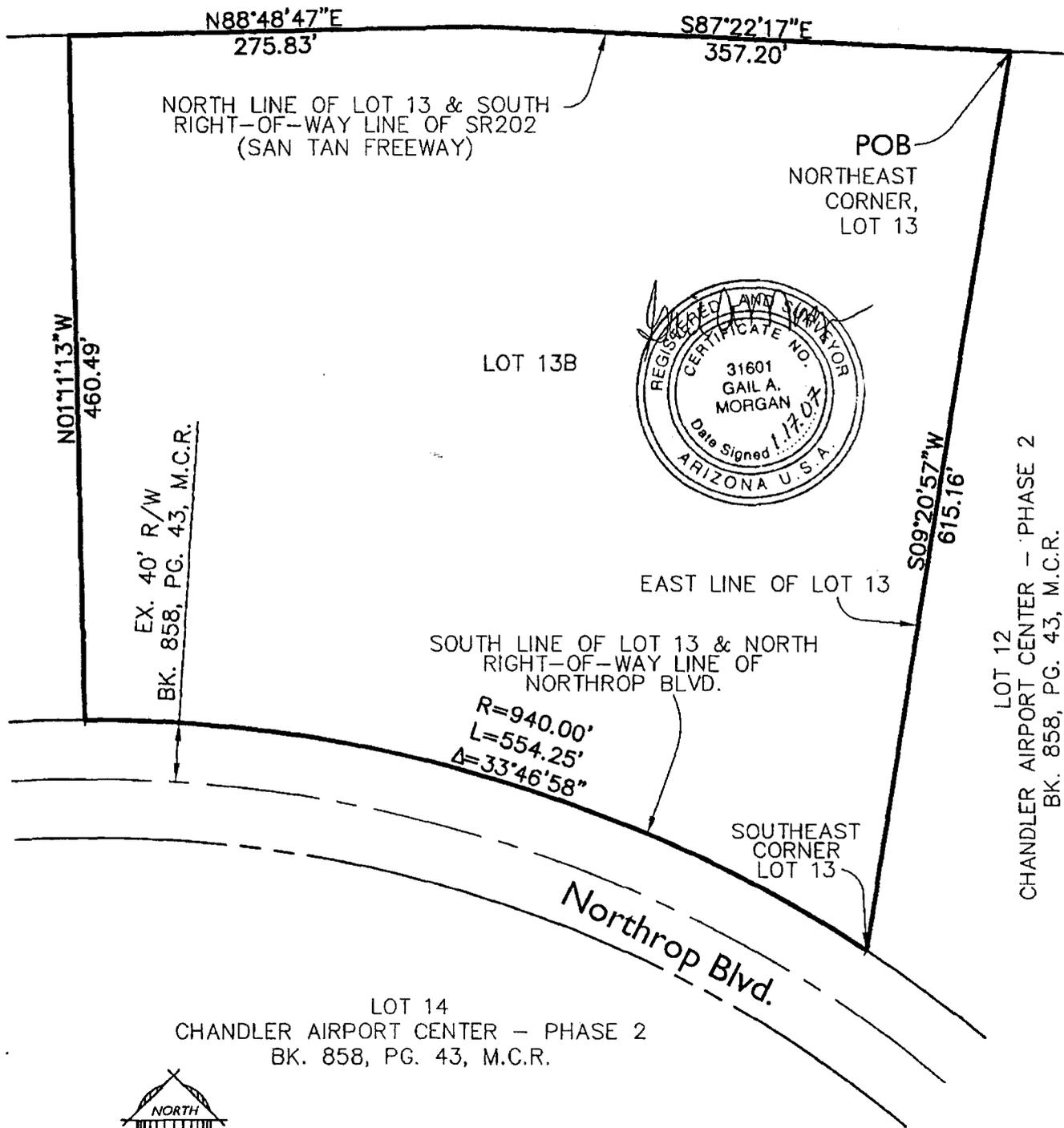
BEGINNING at the Northeast corner of said Lot 13 and a point on the South right-of-way line of SR202 (San Tan Freeway); thence S09°20'57"W (an assumed bearing), along the East line of said Lot 13, for a distance of 615.16 feet to the Southeast corner of said Lot 13, a point on the North right-of-way line of Northrop Boulevard and a point on a non-tangent curve, concave to the South, the center of which bears S33°37'27"W at a distance of 940.00 feet; thence Northwesterly, along the arc of said curve and along the South line of said Lot 13, through a central angle of 33°46'58", for a distance of 554.25 feet; thence N01°11'13"W, not tangent to said curve, for a distance of 460.49 feet to a point on the North line of said Lot 13 and a point on the South right-of-way line of said SR202 (San Tan Freeway); thence N88°48'47"E, along the North line of said Lot 13, for a distance of 275.83 feet; thence S87°22'17"E, along the North line of said Lot 13, for a distance of 357.20 feet to the POINT OF BEGINNING;

An area containing 300,639 square feet or 6.9017 acres, more or less.



EPS Group, Inc. • 2150-1 S. Country Club Dr., Suite 22 • Mesa, AZ 85210  
Tel (480) 503-2250 • Fax (480) 503-2258

# SR202 (San Tan Freeway)



NO1°11'13"W  
460.49'

EX. 40' R/W  
BK. 858, PG. 43, M.C.R.

S09°20'57"W  
615.16'

LOT 12  
CHANDLER AIRPORT CENTER - PHASE 2  
BK. 858, PG. 43, M.C.R.



SCALE: 1"=100'

Project:	Lot 13B Chandler Airport Center - Phase 2 Chandler, Arizona
	Exhibit

**eps group, inc.**  
Engineers, Planners & Surveyors

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