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AUG 14 2008

**ORDINANCE NO. 4089**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PAD AMENDED (DVR08-0022 PALM COURT CENTER) 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 Planned Area Development (PAD) to PAD Amended subject to the following conditions:

1. Development shall be in substantial conformance with the application materials, except as modified by conditions herein.
2. Compliance with the original conditions adopted by City Council through Ordinance No. 1849, in case Z87-0021 PALM COURT CENTER, except as modified by the subject application and conditions herein.



EXHIBIT "A"

That part of the Northeast quarter of Section 21, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

From the Northwest corner of the said Northeast quarter of Section 21;

Thence North 89 degrees 41 minutes 18 seconds East, along the North line of the said Northeast quarter of Section 21, a distance of 1058.27 feet to the Northeast corner of KNOELL CEDAR RIDGE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 240 of Maps, page 15;

Thence South 00 degrees 18 minutes 42 seconds East, along the East line of said KNOELL CEDAR RIDGE, a distance of 55.00 feet;

Thence North 89 degrees 41 minutes 18 seconds East, parallel to and 55.00 feet Southerly from the North line of said Northeast quarter of Section 21, a distance of 431.00 feet;

Thence South 00 degrees 18 minutes 42 seconds East, a distance of 171.63 feet to the Point of Beginning;

Thence North 89 degrees 39 minutes 45 seconds East, a distance of 9.95 feet;

Thence North 44 degrees 39 minutes 45 seconds East, a distance of 48.08 feet;

Thence North 89 degrees 39 minutes 45 seconds East, a distance of 200.34 feet to a point on the West line of the East 254.00 feet of the Northwest quarter of the Northeast quarter of the Northeast quarter of Section 21;

Thence South 00 degrees 32 minutes 09 seconds East along the said West line, a distance of 186.11 feet;

Thence South 89 degrees 39 minutes 45 seconds West, a distance of 245.00 feet;

Thence North 00 degrees 18 minutes 42 seconds West, a distance of 53.11 feet;

Thence North 89 degrees 39 minutes 45 seconds East, a distance of 19.99 feet;

Thence North 00 degrees 20 minutes 15 seconds West, a distance of 86.03 feet to a point on a curve concave to the North and having a radius point bearing North 28 degrees 40 minutes 15 seconds West, a distance of 42.00 feet;

Thence Westerly 20.79 feet along the arc of said curve through 28 degrees 21 minutes 33 seconds of central angle;

Thence North 00 degrees 18 minutes 42 seconds West, a distance of 18.00 feet to the point of beginning.

END OF EXHIBIT "A"