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AUG 28 2008

ORDINANCE NO. 4088

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 (DVR08-0020 WESTERN STATE BANK) 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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Western State Bank", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0020, except as modified by condition herein.

3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
7. Approval by the Director of Planning and Development of plans for landscaping and perimeter walls and the Director of Public Works for arterial street median landscaping.
8. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
9. The applicant shall work with staff to improve the landscape design near the intersection corner.
10. Landscaping shall comply with the Commercial Design Standards.
11. Building signage shall be reverse pan-channel.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

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February 25, 2008

DESCRIPTION OF 976 W. CHANDLER BOULEVARD, CHANDLER, AZ 85225

A portion of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 28, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of Section 28;
Thence East, an assumed bearing, along the Southerly line of Section 28 for a distance of 55.24 feet;
Thence North for a distance of 65.00 feet to the POINT OF BEGINNING;
Thence North 0 degrees 12 minutes 20 seconds East, parallel with and 55.00 feet East of the West line of said Section 28 for a distance of 220.00 feet to a point;
Thence East, parallel with said South line of said Section 28, for a distance of 220.00 feet to a point;
Thence South 0 degrees 12 minutes 20 seconds West, parallel with the West line of said Section 28 for a distance of 220.00 feet to a point;
Thence West parallel with and 65 feet North of the South line of said Section 28, for a distance of 220.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM a portion of land for right-of-way on Alma School Road and Chandler Boulevard situated in the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 28, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 28;
Thence North 00 degrees 11 minutes 10 seconds East along the West line of said Section 28, same being the centerline of Alma School Road, a distance of 65.20 feet;
Thence South 89 degrees 48 minutes 50 seconds East to a point on the East right-of-way line of Alma School Road, a distance of 55.00 feet to the POINT OF BEGINNING;
Thence North 00 degrees 11 minutes 10 seconds East along said 55.00 foot right-of-way line and parallel to the centerline of Alma School Road, a distance of 220.00 feet;
Thence North 89 degrees 58 minutes 50 seconds East, a distance of 10.00 feet;
Thence South 00 degrees 11 minutes 10 seconds West parallel to and 65.00 East of the centerline of Alma School Road, a distance of 190.00 feet;
Thence South 44 degrees 55 minutes 00 seconds East, a distance of 28.23 feet;
Thence North 89 degrees 58 minutes 50 seconds East parallel and 75.00 feet North of its centerline of Chandler Boulevard, a distance of 190.00 feet;
Thence South 00 degrees 11 minutes 10 seconds West to a point on the North 65.00 foot right-of-way line of Chandler Boulevard, a distance of 10.00 feet;
Thence South 89 degrees 58 minutes 50 seconds West along the said 65.00 foot right-of-way line, a distance of 220.00 feet to the POINT OF BEGINNING as conveyed to the City of Chandler, an Arizona Municipal Corporation by Warranty Deed recorded in Document No. 97-0614863, Maricopa County Records.

