

#4

NOV 17 2008

ORDINANCE NO. 4100

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR08-0016 PARCLAND CROSSING) 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 "ParcLand Crossing", kept on file in the City of Chandler Planning Services Division, in File No's AP08-0005 & DVR08-0016 ParcLand Crossing, except as modified by condition herein.
2. Compliance with original stipulations adopted by the City Council as Ordinance No. 3858 in case DVR05-0063 ParcLand Crossing, except as modified by condition herein.
3. Condition No. 33 of Ordinance No. 3858 shall be deleted.



LEGAL DESCRIPTION
MONTEREY HOMES
GROSS PARCEL

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,
AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HAND HOLE FOUND AT THE WEST QUARTER
CORNER OF SAID SECTION 4, FROM WHICH THE PK NAIL FOUND AT THE
NORTHWEST CORNER OF SAID SECTION 4 BEARS N. 01°00'47" W., A DISTANCE OF
2833.86 FEET;

THENCE N. 89°04'15" E., ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER
OF SECTION 4, A DISTANCE OF 920.86 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTH LINE, N. 01°01'20" W., A DISTANCE OF 495.26 FEET;

THENCE S. 89°05'35" W., ALONG A RADIAL LINE, A DISTANCE OF 441.15 FEET TO A
POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A
RADIUS OF 50.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
77°57'23" AN ARC LENGTH OF 68.03 FEET;

THENCE DEPARTING NON-TANGENT TO SAID CURVE, N. 00°11'06" W., A DISTANCE
OF 72.13 FEET;

THENCE N. 89°04'15" E., A DISTANCE OF 322.11 FEET;

THENCE N. 00°55'45" W., A DISTANCE OF 28.50 FEET;

THENCE N. 88°45'15" E., A DISTANCE OF 90.50 FEET;

THENCE N. 89°48'52" E., A DISTANCE OF 66.91 FEET;

THENCE N. 01°01'20" W., A DISTANCE OF 369.33 FEET TO A POINT ON THE EXISTING
SOUTHERLY A.D.O.T. RIGHT OF WAY LINE FOR THE SAN TAN 202 FREEWAY;

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S:\3-06040(Monterey Homes)\Docs\MONTEREY GROSS PARCEL.doc

THENCE N. 85°55'13" E., ALONG SAID EXISTING SOUTHERLY A.D.O.T. RIGHT OF WAY LINE FOR THE SAN TAN 202 FREEWAY, A DISTANCE OF 50.45 FEET;

THENCE CONTINUING ALONG SAID EXISTING SOUTHERLY A.D.O.T. RIGHT OF WAY LINE FOR THE SAN TAN 202 FREEWAY, N. 84°26'46" E., A DISTANCE OF 704.36 FEET;

THENCE CONTINUING ALONG SAID EXISTING SOUTHERLY A.D.O.T. RIGHT OF WAY LINE FOR THE SAN TAN 202 FREEWAY, N. 88°27'41" E., A DISTANCE OF 143.61 FEET TO THE NORTHWEST CORNER OF *ALMA SCHOOL PLACE* SUBDIVISION AS RECORDED IN BOOK 587, PAGE 18, MARICOPA COUNTY RECORDS;

THENCE DEPARTING SAID EXISTING SOUTHERLY A.D.O.T. RIGHT OF WAY LINE FOR THE SAN TAN 202 FREEWAY, S. 01°01'20" E., ALONG THE WESTERLY BOUNDARY OF SAID *ALMA SCHOOL PLACE* SUBDIVISION, A DISTANCE OF 1075.02 FEET TO A POINT ON SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 4;

THENCE S. 89°04'15" W., ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, A DISTANCE OF 896.15 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,000,490 SQUARE FEET OR 22.97 ACRES GROSS MORE OR LESS.



MONTEREY HOMES
Project: 3-06040 Mon April 17 14:15:22 2006
Parcel Map Check

Parcel name: MONTEREY GROSS PARCEL

North: 830910.4519 East : 718716.3058
Line Course: N 01-01-20 W Length: 495.26
North: 831405.6331 East : 718707.4703
Line Course: S 89-05-35 W Length: 441.15
North: 831398.6504 East : 718266.3756
Curve Length: 68.03 Radius: 50.00
Delta: 77-57-22 Tangent: 40.46
Chord: 62.90 Course: N 39-53-06 W
Course In: S 89-05-35 W Course Out: N 11-08-13 E
RP North: 831397.8589 East : 718216.3818
End North: 831446.9174 East : 718226.0395
Line Course: N 00-11-06 W Length: 72.13
North: 831519.0470 East : 718225.8067
Line Course: N 89-04-15 E Length: 322.11
North: 831524.2704 East : 718547.8743
Line Course: N 00-55-45 W Length: 28.50
North: 831552.7667 East : 718547.4121
Line Course: N 88-45-15 E Length: 90.50
North: 831554.7343 East : 718637.8907
Line Course: N 89-48-52 E Length: 66.91
North: 831554.9510 East : 718704.8004
Line Course: N 01-01-20 W Length: 369.33
North: 831924.2223 East : 718698.2115
Line Course: N 85-55-13 E Length: 50.45
North: 831927.8115 East : 718748.5336
Line Course: N 84-26-46 E Length: 704.36
North: 831995.9808 East : 719449.5871
Line Course: N 88-27-41 E Length: 143.61
North: 831999.8368 East : 719593.1453
Line Course: S 01-01-20 E Length: 1075.02
North: 830924.9879 East : 719612.3239
Line Course: S 89-04-15 W Length: 896.15
North: 830910.4557 East : 718716.2917

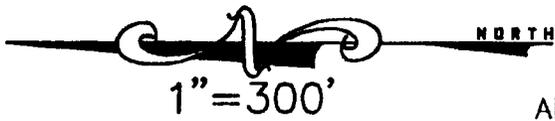
Perimeter: 4823.52 Area: 1,000,490 sq. ft. 22.97 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0146 Course: N 75-12-13 W
Error North: 0.00373 East : -0.01410
Precision 1: 330,377.40



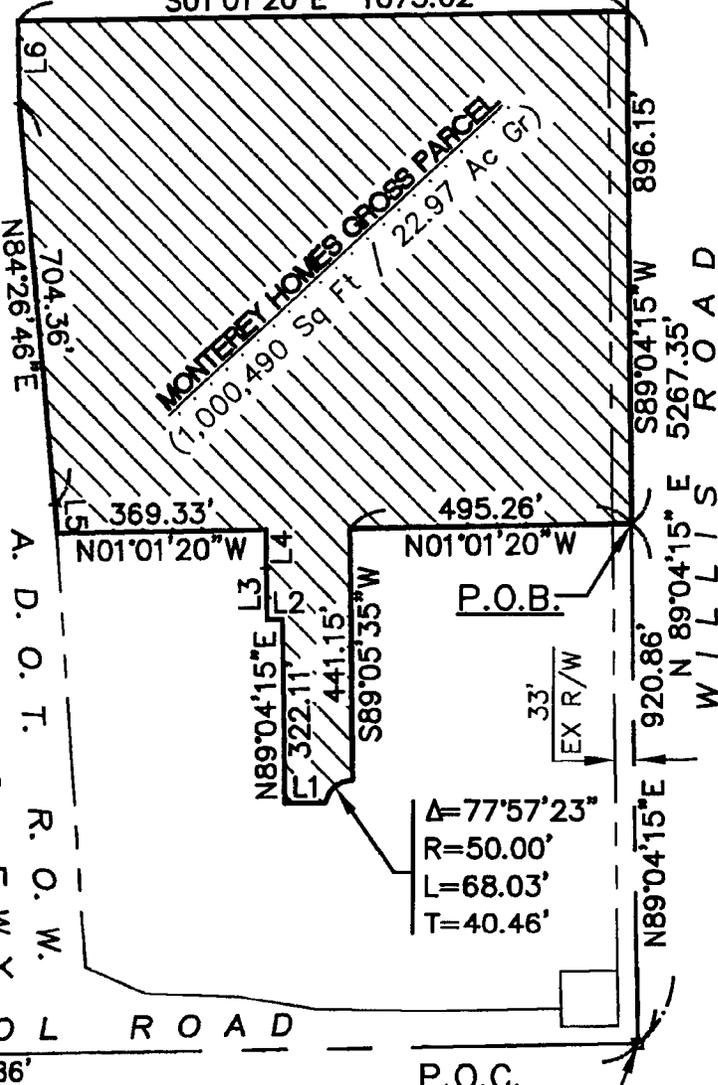
**MONTEREY HOMES
GROSS PARCEL EXHIBIT**

Job No: **3-06040**



LINE	BEARING	DISTANCE
L1	N 00°11'06" W	72.13'
L2	N 00°55'45" W	28.50'
L3	N 88°45'15" E	90.50'
L4	N 89°48'52" E	66.91'
L5	N 85°55'13" E	50.45'
L6	N 88°27'41" E	143.61'

E 1/4 COR SEC 4
T 2 S, R 5 E
ALMA SCHOOL PLACE FD BC HH
BK 587, PG 18, MCR
S01°01'20"E 1075.02'



NW COR SEC 4
T 2 S, R 5 E
FD PK NAIL



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Prepared By: MNM

Date: 4/17/2006

Checked By: CDU

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