

#3

FEB 26 2009

ORDINANCE NO. 4128

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) OFFICE TO PLANNED AREA DEVELOPMENT (PAD) AMENDED TO INCLUDE MEDICAL OFFICE (DVR08-0040 SANTAN MIXED-USE AMENDED) 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) for office to PAD Amended to permit medical office uses within the single-story office component of a commercial development, subject to the following conditions:

1. Development shall be in substantial conformance with the exhibits and representations within "Santan Mixed-Use Amended", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0040, except as modified by condition herein.

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4128 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2009, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *GAQ*

PUBLISHED:



**Evans, Kuhn
& Associates, Inc.**

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January 29, 2009
The Village at San Tan
Property Legal Description
EKA# 5397.01
Page 1 of 1

**LEGAL DESCRIPTION
OF A
PARCEL OF LAND**

That portion of the Northeast quarter of Section 25, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian. Maricopa County, Arizona, described as follows:

COMMENCING at a brass cap in hand hole found at the North quarter corner of said section 25;
THENCE North 89°59'01" East along the North line of said Northeast quarter of Section 25. a distance of 1328.95 feet (1328.84 feet record) to a brass cap flush marking the monument line of Federal Street;

THENCE departing said North line South 00°10'16" East (South 00°10'13" East record), along said monument line, a distance of 450.13 feet to the POINT OF BEGINNING;

THENCE departing said monument line North 90°00'00" East a distance of 30.01 feet to a point on the East right-of-way line of said Federal Street;

THENCE continuing North 90°00'00" East a distance of 331.53 feet;

THENCE South 00°00'00" East a distance of 339.94 feet;

THENCE North 90°00'00" East a distance of 13.00 feet;

THENCE South 00°00'00" East a distance of 52.60 feet to a point on the North line of Pinnacle Terrace Apartments, Map of Dedication, as recorded in Book 456 of Maps, Page 29, records of Maricopa County;

THENCE South 89°59'01" West, along last said North line, a distance of 338.86 feet to a point on the monument line of Federal Street and the beginning of a non-tangent curve concave to the Northeast;

THENCE along the arc of said curve, the center of which bears North 71°45'21" East a distance of 700.00 feet, through a central angle of 18°04'23" an arc length of 220.80 feet;

THENCE continuing along said monument line of Federal Street North 00°10'16" West a distance of 181.50 feet to the POINT OF BEGINNING.

Subject to existing easements and covenants.

Said parcel contains 141,127 sq. ft. or 3.2398 acres, more or less.