

2

MAR 12 2009

ORDINANCE NO. 4101

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR08-0032 FULTON RANCH) 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 "FULTON RANCH", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0032, except as modified by condition herein.
2. Compliance with original stipulations adopted by the City Council as Ordinance No. 3560 in case DVR03-0044 FULTON RANCH except as modified by condition herein.
3. Condition No. 16 of Ordinance No. 3560 shall be modified to read as follows: On the single-family parcels, when two-story homes are built on adjacent lots, a 20-foot separation shall be provided between the two-story homes. The remainder side yard may be 5 feet minimum. On

APPROVED AS TO FORM:

CITY ATTORNEY GAB

PUBLISHED:

FULTON RANCH
LEGAL DESCRIPTIONS

Parcel 1

Final Plat of Fulton Ranch Parcel 1, according to Book 816, Page 41 of the official records of Maricopa County Recorder.

Parcel 2

Final Plat of Fulton Ranch Parcel 2, according to Book 798, Page 41 of the official records of Maricopa County Recorder.

Parcel 5

Final Plat of Fulton Ranch Parcel 5, according to Book 839, Page 42 of the official records of Maricopa County Recorder.

Parcel 7

Final Plat of Fulton Ranch Parcel 7, according to Book 810, Page 24 of the official records of Maricopa County Recorder.