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MAR 12 2009

**ORDINANCE NO. 4136**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT TO PLANNED AREA DEVELOPMENT AMENDED (DVR08-0035 AV-AIR) 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 to Planned Area Development Amended, subject to the following conditions:

1. Development shall be in substantial conformance with the submitted development booklet, except as modified by condition herein.
2. Compliance with the previously approved PAD zoning and Preliminary Development Plan, except as modified by condition herein.
3. Showroom uses shall be limited to 25% of each tenant space's floor area.



**LEGAL DESCRIPTION**

Lot 2 of a minor land subdivision map of Lot 7 of CC&F Williams Field Industrial Center, according to the plat of record in the Office of the County Recorder for Maricopa County as recorded in Book 593 of Maps, page 37.

3.54 gross acres

Parcel Number: 301-85-218