



MEMORANDUM **Transportation & Development – CC Memo No. 12-066**

DATE: JUNE 22, 2012

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

SUBJECT: CPT12-0001 WESTECH CONDOMINIUMS – LOT 1

- Request: Condominium Plat approval
- Location: Southeast corner of Arizona Avenue and Palomino Drive; 2551 N. Arizona Avenue
- Applicant: Cottrell Engineering Group, Inc.
- Project Info: Creating four condominium units for Building 3 on Lot 1

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and PAD zoning, Planning Staff recommends approval.

BACKGROUND

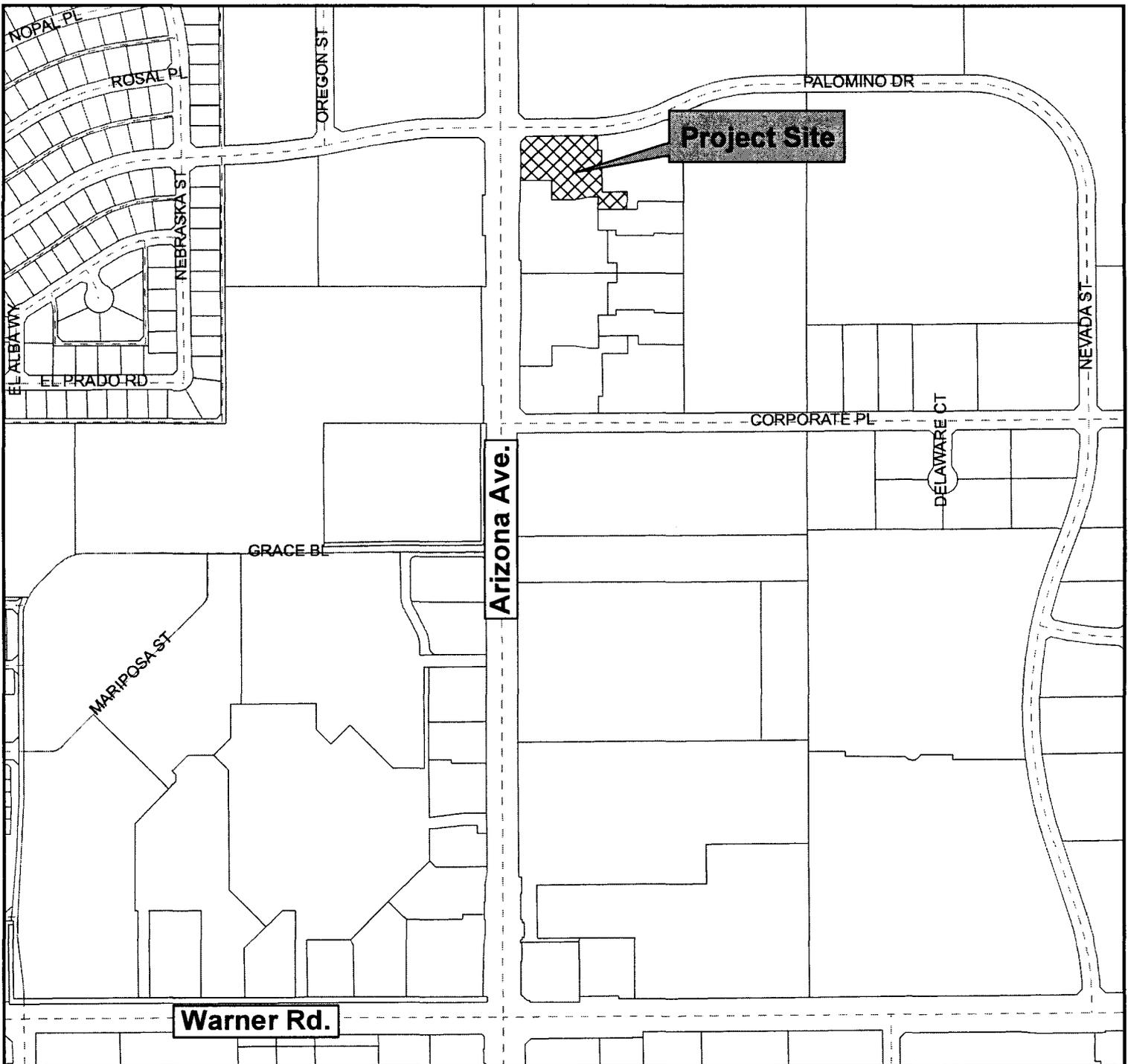
This plat creates four units within Building 3 of Lot 1, which amends the existing plat for Westech Lot 1 only.

PROPOSED MOTION

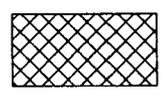
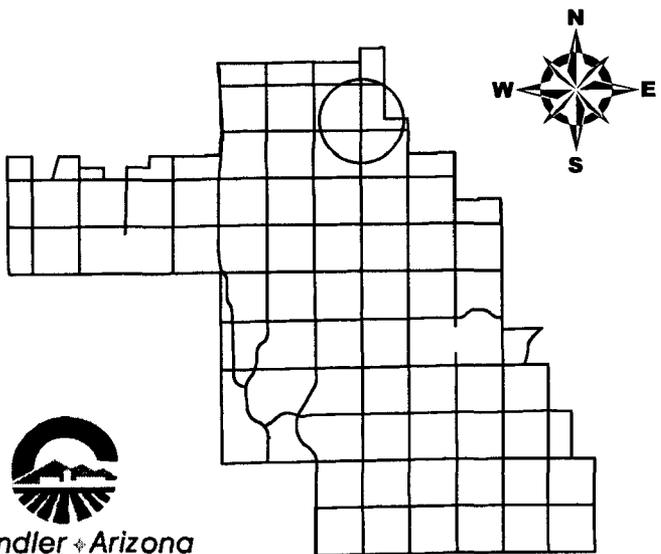
Move to approve Condominium Plat CPT12-0001 WESTECH CONDOMINIUMS – LOT 1, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Condominium Plat



Vicinity Map



**Westtech Condominium-
Lot 1**



Chandler Arizona
Where Values Make The Difference



Vicinity Map



**Westtech Condominium-
Lot 1**

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT CC PROP, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER HAVE PLATTED UNDER THE NAME OF 'WESTTECH CONDOMINIUM - LOT 1' IN COMPLIANCE WITH CONDOMINIUM SECTION 33-1201 THROUGH 1270 OF THE ARIZONA REVISED STATUTES...

A BLANKET EASEMENT FOR EMERGENCY VEHICLES ACCESS TO THE CITY OF CHANDLER INCLUDED IN THE AREA NOTED AS COMMON ELEMENT ON THIS PLAT.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

THE MAINTENANCE OF THE LANDSCAPING WITHIN THE PUBLIC ROW TO BACK OF THE CURB SHALL BE THE RESPONSIBILITY OF THE UNIT OWNERS ASSOCIATION

ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE UNIT OWNERS ASSOCIATION ARE HEREBY PLATTED AS COMMON ELEMENTS WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH UNIT OWNER.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND ITS SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS 2012 DAY OF

BY: CC PROP, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGER

JAMES M. CHAMBERLAIN

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS DAY OF 2012, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JAMES M. CHAMBERLAIN, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: NOTARY PUBLIC MY COMMISSION EXPIRES

RATIFICATION

BY THIS RATIFICATION

DULY ELECTED

OF WESTTECH OWNERS ASSOCIATION

ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON

SIGNATURE DATE

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA)

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BY: NOTARY PUBLIC MY COMMISSION EXPIRES

RATIFICATION

BY THIS RATIFICATION

DULY ELECTED

OF WESTTECH CONDOMINIUM ASSOCIATION

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IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: NOTARY PUBLIC MY COMMISSION EXPIRES

A CONDOMINIUM PLAT OF

"WESTTECH CONDOMINIUM - LOT 1"

CONDOMINIUM PLAT OF LOT 1 OF 'WESTTECH LOT 1, 5 & 6' RECORDED IN BOOK PAGE RECORDS OF MARICOPA COUNTY, ARIZONA BEING A PORTION OF THE WEST 1/2 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

GROSS AREA: 59,440 SQUARE FEET OR 1.35 ACRES

LEGAL DESCRIPTION: LOT 1 OF 'WESTTECH LOT 1, 5 & 6' RECORDED IN BOOK OF MAPS, PAGE RECORDS OF MARICOPA COUNTY, ARIZONA

AREA OF COMMON AREA: 47,901 SQUARE FEET OR 1.10 ACRES

BENCHMARK

SECTION 18 T15, R5E, 3' CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH BETWEEN ELLIOT RD AND WARNER RD: 450' WEST OF ARIZONA AVE. AT POINT OF EASEMENT OF PALOMINO DR. STRAIGHT NORTH OF BLDG. B ON #72. ELEVATION = 1207.640 (NAD83 DATUM) ELEVATION = 1208.44 (NAVD83 DATUM) EDITION 1 801

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS SOUTH 00 DEGREES 08 MINUTES 49 SECONDS WEST.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #040123253 F, DATED JULY 19, 2001: THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

NOTES:

- 1. CONSTRUCTION WITHIN THE UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCING AND DRIVEWAYS.
2. IN EASEMENTS FOR EXCLUSIVE USE OF WATER, RECLAIMED WATER, SANITARY SEWER, OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
3. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED AREAS, RETENTION BASINS AND COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION
4. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
5. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPED THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
6. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
7. ALL COMMON ELEMENTS SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE OWNED IN COMMON, WITH UNDIVIDED INTEREST, BY ALL UNIT OWNERS OF THIS SUBDIVISION. THE COMMON PROPERTY SHALL BE INCLUDED WITHIN THE SCOPE OF THE DEEDS TRANSFERRING OWNERSHIP OF UNITS IN THIS CONDOMINIUM. THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
8. THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR IRRIGATION OF THE COMMON ELEMENTS THE SOURCE OF IRRIGATION WATER FOR THE COMMON ELEMENTS SHALL BE RECLAIMED WATER (EFFLUENT), BUT IF RECLAIMED WATER IS UNAVAILABLE AT THE TIME OF CONSTRUCTION IN THE SUBDIVISION BEGINS, THE TITLEHOLDER(S) SHALL CAUSE THE COMMON ELEMENT TO BE IRRIGATED AND SUPPLIED WITH WATER, OTHER THAN SURFACE WATER FROM ANY IRRIGATION DISTRICT, THROUGH SOURCES CONSISTENT WITH ARIZONA LAW AND THE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. ONCE EFFLUENT OF QUANTITY AND QUALITY NEEDED TO SUPPORT SUCH COMMON ELEMENT IS AVAILABLE, THE TITLEHOLDER(S) SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON ELEMENT.
9. THE UNIT NUMBERS SHOWN ON THIS PLAT ARE NOT TO BE MISCONSTRUED AS SLATE NUMBERS ASSIGNED BY THE CITY FOR ADDRESSING PURPOSES.
10. THE UNIT OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR IRRIGATION OF THE COMMON ELEMENTS THE SOURCE OF IRRIGATION WATER FOR THE COMMON ELEMENT SHALL BE RECLAIMED WATER (EFFLUENT), BUT IF RECLAIMED WATER IS UNAVAILABLE AT THE TIME CONSTRUCTION IN THE SUBDIVISION BEGINS, THE TITLEHOLDER(S) SHALL CAUSE THE COMMON ELEMENT TO BE IRRIGATED AND SUPPLIED WITH WATER, OTHER THAN SURFACE WATER FROM ANY IRRIGATION DISTRICT, THROUGH SOURCES CONSISTENT WITH THE ARIZONA LAW AND THE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. ONCE EFFLUENT OF THE QUANTITY AND QUALITY NEEDED TO SUPPORT SUCH COMMON ELEMENT IS AVAILABLE, THE TITLEHOLDER(S) SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON ELEMENT.
11. ALL COMMON ELEMENTS SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE OWNED IN COMMON, WITH AN UNDIVIDED INTEREST, BY ALL UNIT OWNERS OF THIS SUBDIVISION. THE COMMON PROPERTY SHALL BE INCLUDED WITHIN THE SCOPE OF THE DEEDS TRANSFERRING OWNERSHIP OF UNITS IN THIS CONDOMINIUM. THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DKT. NO. 2010-1078059 RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HEREBY, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS DAY OF 2012

BANKERS TRUST COMPANY

BY:
(ITS)

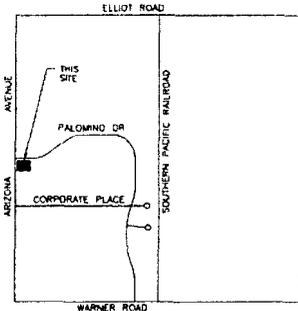
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IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: NOTARY PUBLIC MY COMMISSION EXPIRES



VICINITY MAP

OWNER

CC PROP, L.L.C.
1000 W WASHINGTON, STE 214
TEMPE, AZ 85281
PH: (480) 894-1286

ENGINEER

COTTELL ENGINEERING GROUP, INC
PO BOX 2368
GLENDALE, AZ 85392
PH: (602) 385-1693
CONTACT: NATHAN COTTELL

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF

BRETT NOWACKI, RLS
ARIZONA RLS NO. 41896
HEINITY ENGINEERING SERVICES
PO BOX 88034
PHOENIX, AZ 85080
PH: (602) 385-1693
CONTACT: BRETT NOWACKI



APPROVALS

THIS IS TO CERTIFY THAT IN MY OPINION ALL UNITS AND COMMON ELEMENTS SHOWN ON THIS PLAT CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED

PLANNING & DEVELOPMENT DIRECTOR DATE

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THIS SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

CITY ENGINEER DATE

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, THIS DAY OF 2012

BY: MAYOR DATE

ATTEST: CITY CLERK DATE

WESTTECH CONDOMINIUM - LOT 1

Table with columns: DRAWN BY, CHECKED BY, DATE, SCALE, PROJECT #, LAST MODIFIED BY. Values include: NCE, BLN, 05/09/12, NONE, 11-157.

COTTELL ENGINEERING GROUP, INC. PO BOX 2348 GLENDALE, AZ 85311 PH: (602) 385-1693



C.O.C. LOG NO CPT12-0001

