



Chandler · Arizona
Where Values Make The Difference

#51
OCT 24 2013
Chandler
All-America City
2010

MEMORANDUM Transportation & Development – CC Memo No. 13-134

DATE: OCTOBER 24, 2013

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MR*
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*

FROM: KEVIN MAYO, PLANNING MANAGER *KM*

SUBJECT: FPT13-0002 PECOS & DOBSON APARTMENTS

Request: Final Plat approval for a multi-family residential development

Location: 2300 W. Pecos Road, ¼ mile west of Dobson Road

Applicant: RVP Apartments, L.P.

Project Info: Approximately 6.2 gross acres, 163 units

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and in conformance with the site's Planned Area Development (PAD) zoning, Planning Staff recommends approval.

BACKGROUND

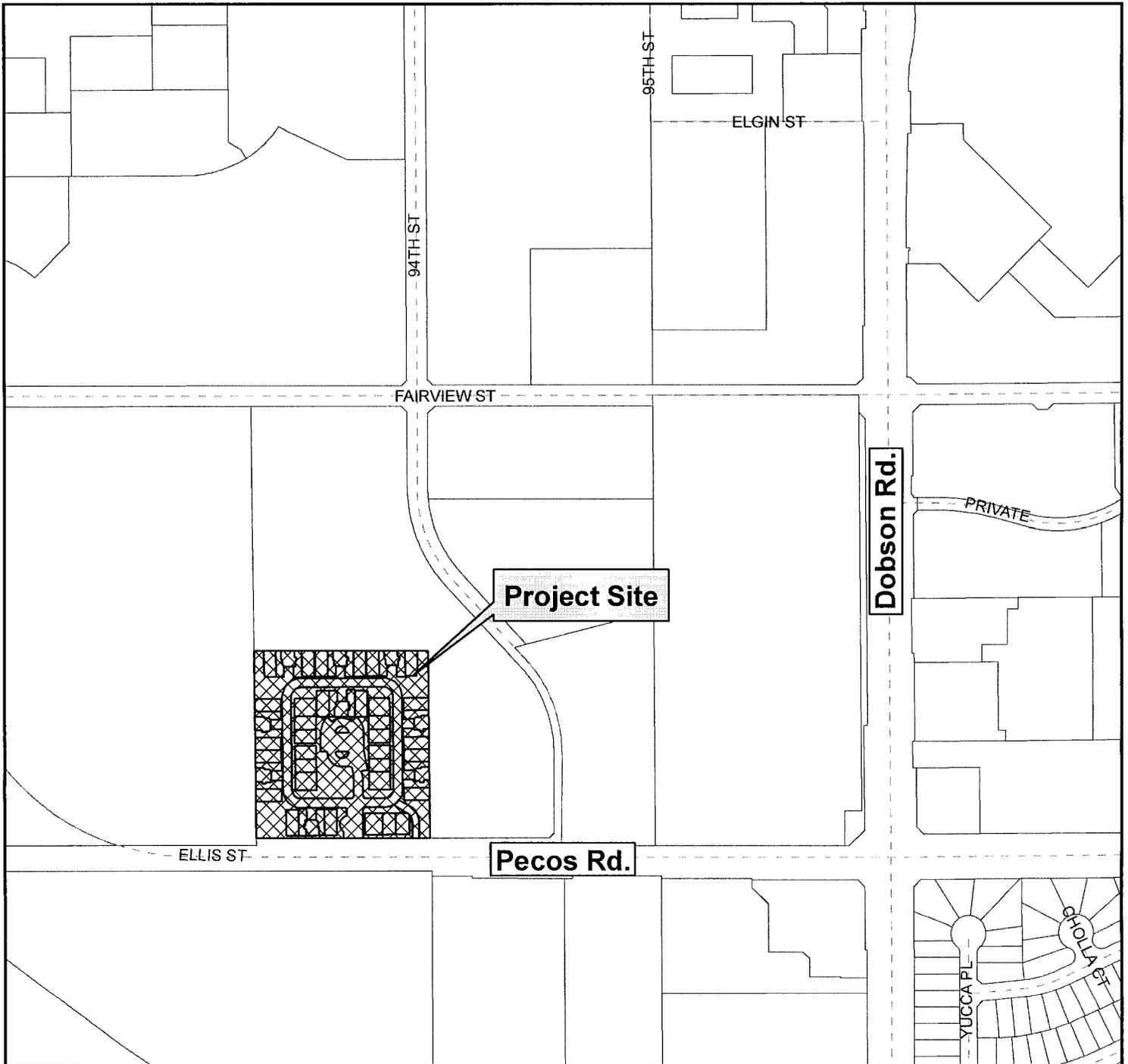
This Final Plat is for a multi-family residential apartment development. The plat creates the lot and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

Move to approve the Final Plat FPT13-0002 PECOS & DOBSON APARTMENTS, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat

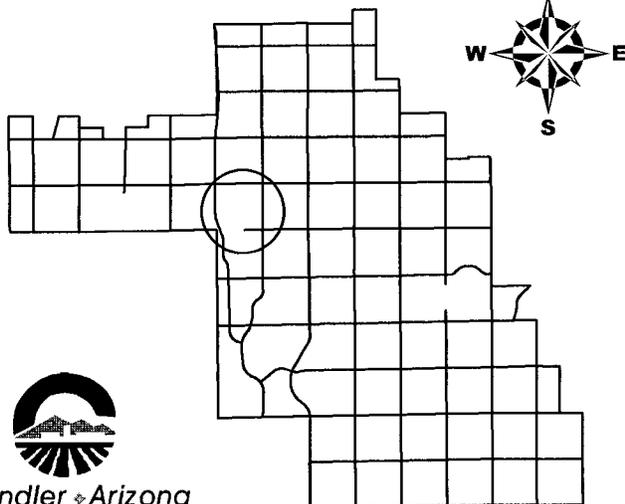


Project Site

Dobson Rd.

Pecos Rd.

Vicinity Map



Pecos and Dobson Apartments



Project Site

Dobson Rd.

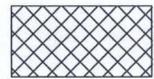
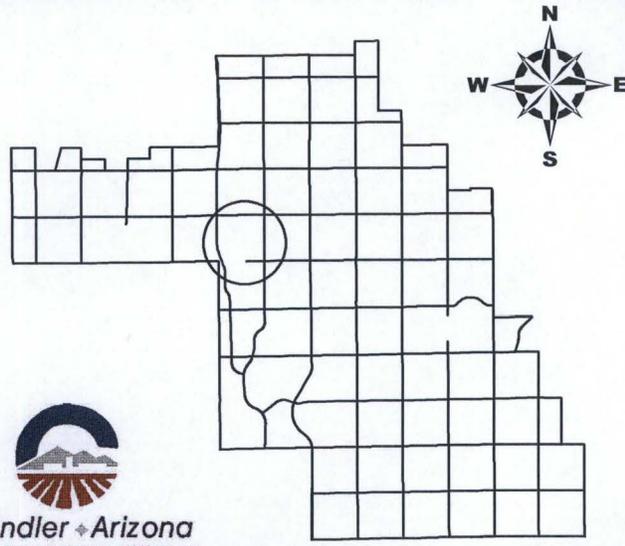
Pecos Rd.

ELLIS ST

FAIRVIEW ST

ELGINS

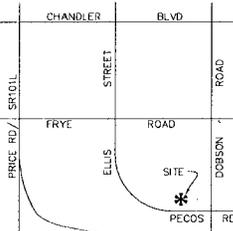
Vicinity Map



Pecos and Dobson Apartments



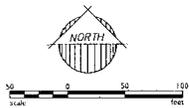
N.T.S.



SEC. 31
T.1 S., R.5 E.
VICINITY MAP

LEGEND

- FD FOUND
- BOH BRASS CAP IN HAND HOLE
- AC ALUMINUM CAP
- MOR MARICOPA COUNTY RECORDS
- DOC DOCUMENT
- DKT DOCKET
- BK BOOK
- PG PAGE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- ESMT EASEMENT

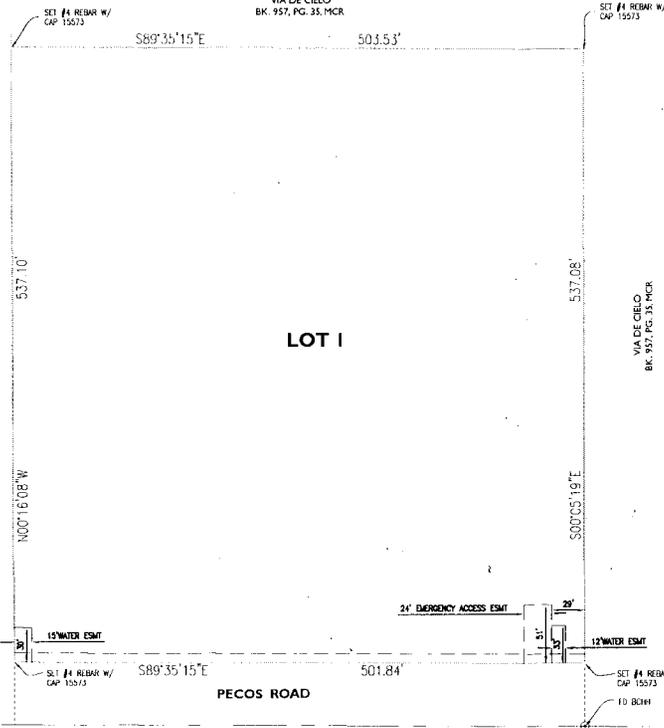


PECOS AND DOBSON APARTMENTS

A REPLAT OF TOSCANA TOWN HOMES, AS RECORDED IN BOOK 866, PAGE 6, MCR

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VIA DE CIELO
BK. 957, PG. 35, MCR



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RVP APARTMENTS, L.P., A DELAWARE CORPORATION, AS OWNER HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR PECOS & DOBSON APARTMENTS, WHICH SHALL SUPERSEDE AND REPLACE LOT 1 THROUGH 60, INCLUSIVE AND TRACTS A THROUGH G INCLUSIVE OF THE FINAL PLAT OF TOSCANA TOWN HOMES, AS RECORDED IN BOOK 866, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATED HEREON, AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCEL, CONSTITUTING SAME, AND THAT THE PARCEL SHALL BE KNOWN BY THE NUMBER GIVEN ON SAID FINAL PLAT. EASEMENTS ARE DEDICATED AS SHOWN ON THIS FINAL PLAT. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY ON PECOS ROAD TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNER. A FERRETAL ACCESS EASEMENT IS INDICATED OVER, UPON AND ACROSS PARCEL 1 FOR THE PURPOSE OF EMERGENCY, REFUSE AND SERVICE VEHICLE ACCESS.

IN WITNESS WHEREOF, RVP APARTMENTS, L.P., A DELAWARE CORPORATION, AS OWNER HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____.

BY: RVP APARTMENTS, L.P.
BY: VEDURA CHANDLER MANAGER LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER
BY: VCM MANAGER LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGER
BY: VEDURA BHH LLC, AN ARIZON LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: BRUCE HARI
ITS: SOLE MEMBER

ACKNOWLEDGMENTS

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED BRUCE HARI, 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 HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: _____

NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
2. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPERE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
3. A #4 REBAR 18" IN LENGTH WILL BE SET AT EACH PROPERTY CORNER AT THE COMPLETION OF MASS GRADING.
4. ALL EASEMENTS DEDICATED BY THE FINAL PLAT OF TOSCANA TOWN HOMES, RECORDED IN BOOK 866, PAGE 6 M.C.R. ON PARCEL 1 ARE HEREBY ABANDONED AND REPLACED BY THE EASEMENTS DEDICATED HEREON.

LOT AREAS

LOT 1: NET AREA = 269,973 S.F. 6.1978 ACRES

GROSS AREA

269,973 S.F. 6.1978 ACRES

DEVELOPER/OWNER

RVP APARTMENTS L.P.
6720 N. SCOTTSDALE ROAD
SUITE 109
SCOTTSDALE, AZ 85253
480.922.9200

ARCHITECT

BILFORTH ARCHITECTURE GROUP
22044 N. 44TH STREET
SUITE 100
PHOENIX, AZ 85050
602.285.9200

ENGINEER

EPS GROUP, INC.
2045 S. VINEYARD AVE.
SUITE 101
MESA, AZ 85210
480.503.2250

LEGAL DESCRIPTION

LOT ONE (1) THROUGH SIXTY (60), INCLUSIVE AND TRACTS A THROUGH G INCLUSIVE OF TOSCANA TOWN HOMES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 866, PAGE 6.

BASIS OF BEARING

THE BEARING OF N89°35'15"W AS SHOWN ON THE SOUTH LINE OF SE 1/4, SEC. 31, T.1 S., R.5 E., AS SHOWN ON FINAL PLAT OF TOSCANA TOWN HOMES, BK. 866, PG. 6, MOR WAS USED AS BASIS OF BEARING FOR THIS PLAT.

CERTIFICATION

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS AND TRACTS SHOWN ON THIS PLAT CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSES FOR WHICH THEY ARE PLATED.

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 _____

BY ACCEPTANCE OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN ON THE FINAL PLAT OF TOSCANA TOWN HOMES, AS RECORDED IN BOOK 866, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS _____ DAY OF _____

BY: MAYOR _____ DATE _____

ATTEST: CITY CLERK _____ DATE _____

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.



EXPIRES: 3/31/2015

GERALD HUGHES
REGISTERED LAND SURVEYOR NO. 15573
EPS GROUP, INC.
2045 S VINEYARD AVENUE
SUITE 101
MESA, AZ 85210

COUNTY RECORDER



PECOS AND DOBSON APARTMENTS
CHANDLER, ARIZONA
FINAL PLAT

Project: _____

Revisions: _____

Design: _____

Drawn by: G.H.

Job No. 12-049
FPOI

Sheet No. 1 of 1

C.O.C. Log No. PPT131362