#43

JAN 23 2014

Chandler

All-America City

2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Transportation & Development – CC Memo No. 13-163**

DATE: JANUARY 23, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER
MARSHA REED, ASSISTANT CITY MANAGER
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: FPT13-0018 GARDENS AT OCOTILLO

Request: Final Plat approval

Location: 1500 NW Jacaranda Parkway;
Southeast corner of Queen Creek Road and Pennington Drive

Applicant: Len Swartz; Olsson Associates

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

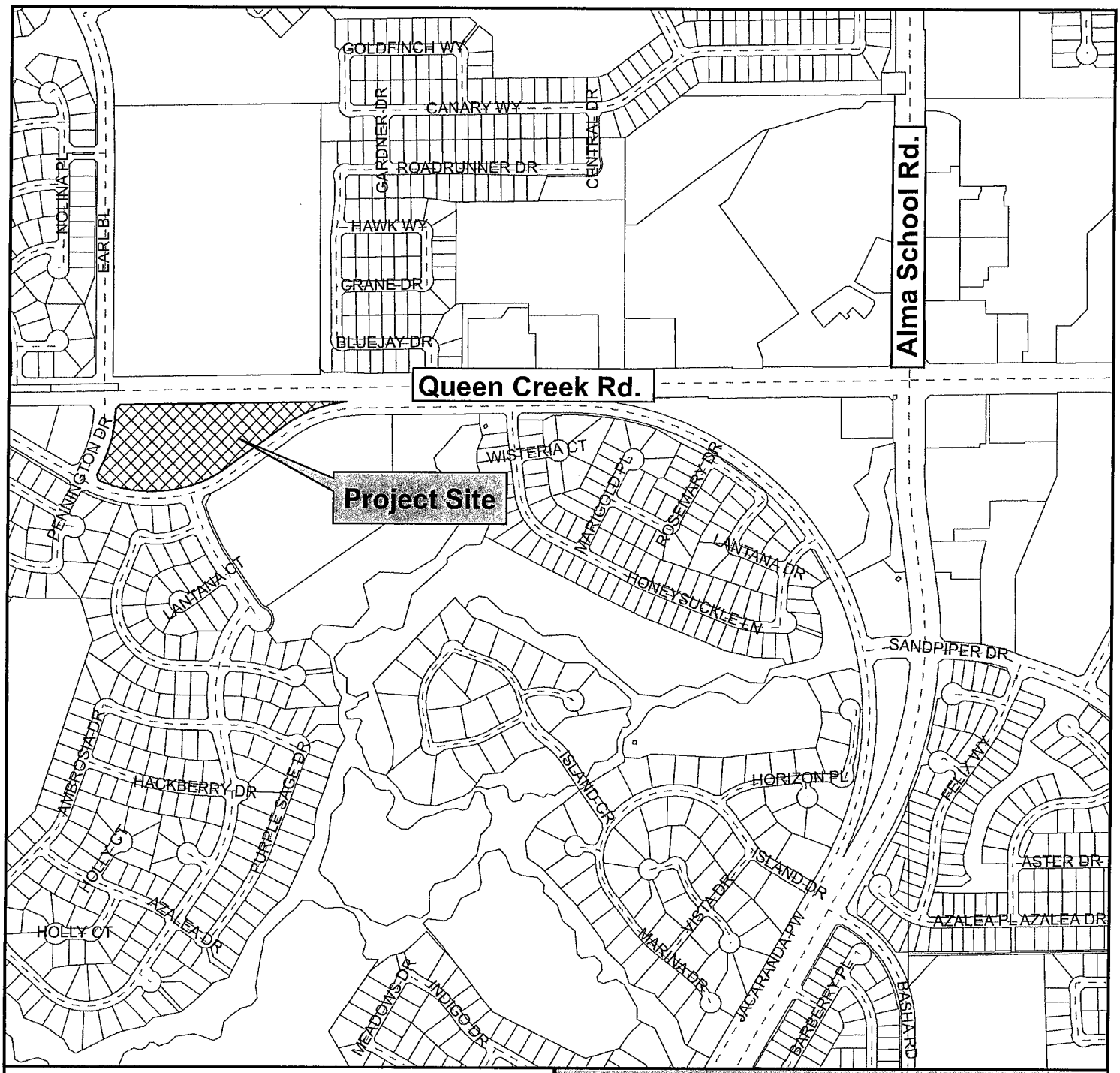
This Final Plat is for an assisted living care center that was approved by Council in late 2012. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

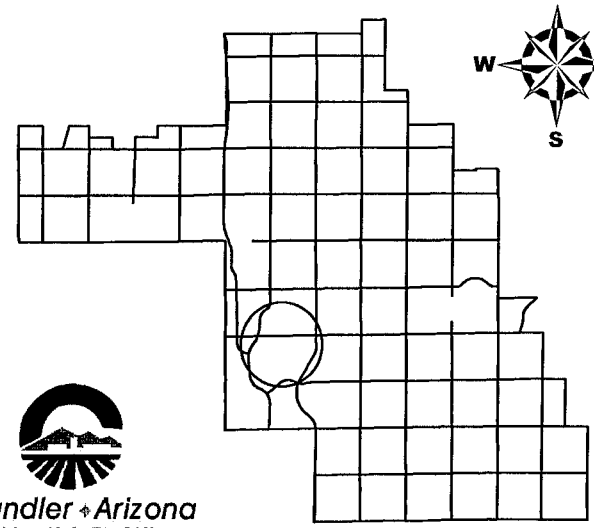
Move to approve Final Plat FPT13-0018 GARDENS AT OCOTILLO, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map



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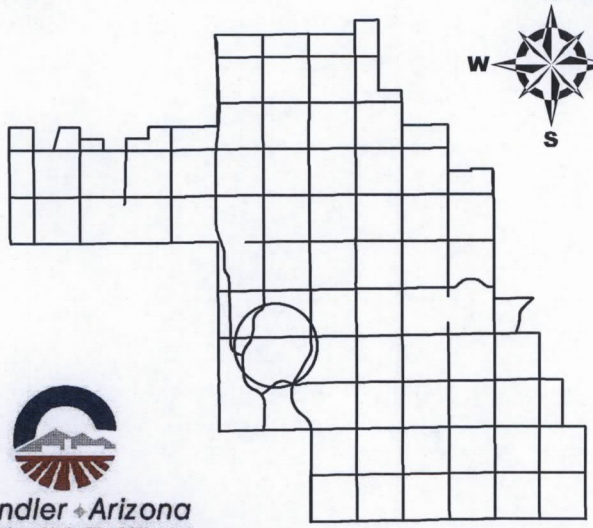
Gardens at Ocotillo

CITY OF CHANDLER 11/27/2013

Vicinity Map



Gardens at Ocotillo

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 11/27/2013

FINAL PLAT
OF
"THE GARDENS AT OCOTILLO"

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

S-K CHANDLER, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HEREBY PUBLISHES THIS FINAL PLAT UNDER THE NAME OF "THE GARDENS AT OCOTILLO", A SUBDIVISION LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT AND EASEMENT SHALL BE KNOWN BY ITS NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID FINAL PLAT. EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT INCLUDING A BLANKET EASEMENT FOR EMERGENCY VEHICLES ACCESS.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER

IN WITNESS WHEREOF, S-K CHANDLER, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OWNER THEREUNTO DULY AUTHORIZED.

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF COLORADO)
) SS
COUNTY OF DENVER)

ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED

PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

_____

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS _____ DAY OF _____, 20____.

_____, AS AGENT

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF COLORADO)
) SS
COUNTY OF DENVER)

ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED

_____, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

_____

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARING S89°45'26"E PER MAP OF DEDICATION OF "RIGHT-OF-WAY AND EASEMENTS FOR OCOTILLO", RECORDED IN BOOK 303, PAGE 24, MARICOPA COUNTY RECORDS.

LEGAL DESCRIPTION (PARENT PARCEL)

THAT PORTION OF THE NORTH HALF OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 17;

THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 17 A DISTANCE OF 59.01 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 57 SECONDS WEST 65.00 FEET TO A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL ANGLE OF WHICH BEARS SOUTH 05 DEGREES 22 MINUTES 53 SECONDS EAST 633.00 FEET AND THE POINT OF BEGINNING;

THENCE WEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29 DEGREES 03 MINUTES 22 SECONDS AN ARC DISTANCE OF 321.01 FEET;

THENCE SOUTH 55 DEGREES 33 MINUTES 45 SECONDS WEST 320.75 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 617.00 FEET TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59 DEGREES 17 MINUTES 14 SECONDS AN ARC DISTANCE OF 638.44 FEET;

THENCE NORTH 16 DEGREES 27 MINUTES 28 SECONDS WEST 28.89 FEET TO A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS NORTH 89 DEGREES 03 MINUTES 41 SECONDS WEST 650.00 FEET;

THENCE NORTHEAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 50 MINUTES 21 SECONDS AN ARC DISTANCE OF 315.82 FEET;

THENCE NORTH 46 DEGREES 13 MINUTES 23 SECONDS EAST 28.77 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 26 SECONDS EAST 1007.64 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS EAST 59.03 FEET TO THE POINT OF BEGINNING.

AREAS

LOT	SQUARE FEET ±	ACREAGE ±
PARENT PARCEL AND LOT 1	274,863 SF ±	6.310 AC±

NOTES

1. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
2. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
3. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED, OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
4. 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.

OCOTILLO COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION MICHAEL PALERMO OF OCOTILLO COMMUNITY ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

_____
SIGNATURE DATE

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED

_____, WHO ACKNOWLEDGED

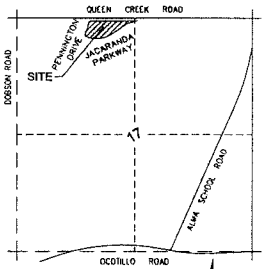
SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

_____



SECTION 15, T2S, R5E

VICINITY MAP
NTS

SURVEYOR

OLSSON ASSOCIATES
EDWARD F. VINCENT
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85012
PHONE (602) 748-1000

DEVELOPER

SPECTRUM RETIREMENT COMMUNITIES, LLC
200 SPRUCE STREET, SUITE 200
DENVER, CO 80230
PHONE: (303) 360-8812
FAX: (303) 360-8814
CONTACT: MIKE LONGFELLOW

CITY APPROVALS

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 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

BY ACCEPTANCE OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA

THIS _____ DAY OF _____, 20____

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.

EDWARD F. VINCENT
REGISTERED LAND SURVEYOR NO. 17548
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85012

C.O.C LOG NO. FPT13-0018

OLSSON ASSOCIATES
7250 North 16th Street, Suite 210
Phoenix, AZ 85020-5213
TEL 602.748.1000
FAX 602.748.1001
www.olsonassoc.com

REV. NO	DATE	REVISIONS DESCRIPTION

REVISIONS

FINAL PLAT OF
"GARDENS AT OCOTILLO"
LOCATED IN THE NORTH HALF OF SECTION 17,
T. 2 S., R. 5 E. OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

2012

CHANDLER, ARIZONA

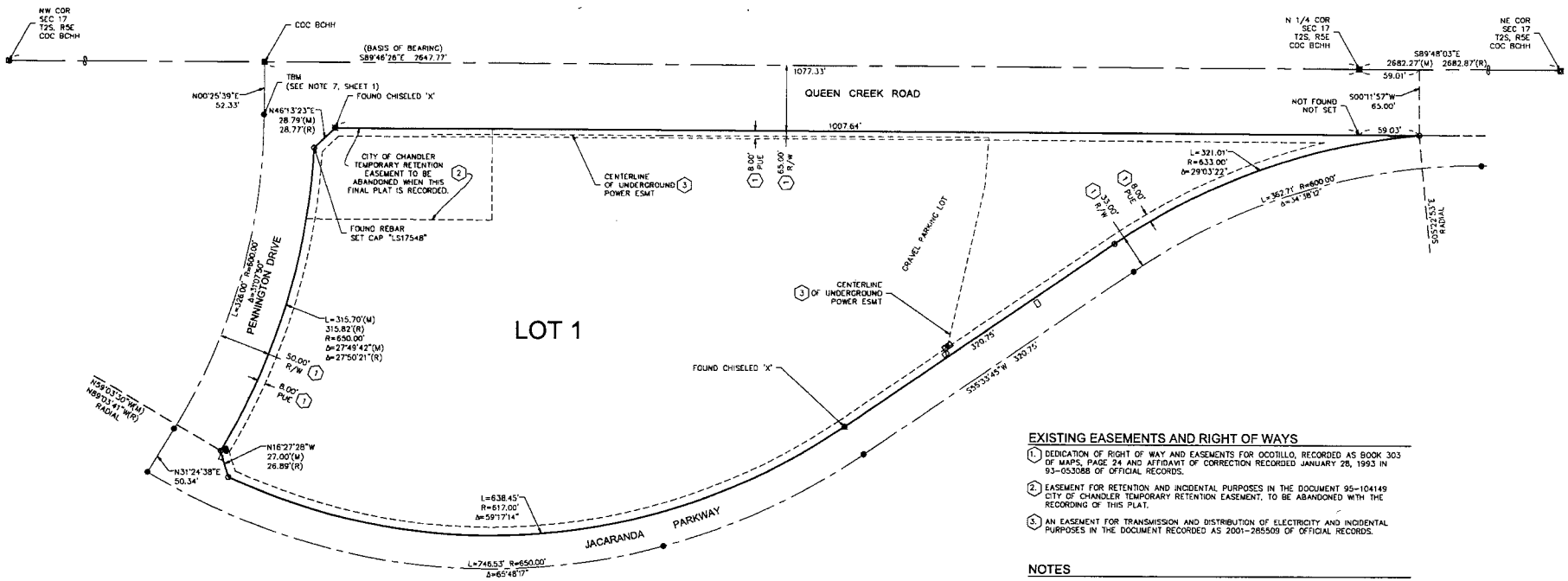
drawn by: BCS
designed by: DKS
reviewed by: EFV
project no. 120432
date: 12.26.12

SHEET
1 of 2

DWG: F:\Projects\02-0432_SRVY\Final Plat\120432_FPT.dwg USER: evincent
DATE: Nov 25, 2013 11:37am XREFS: EDWARD_VINCENT_LS_AZ

FINAL PLAT
OF
"THE GARDENS AT OCOTILLO"

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA



EXISTING EASEMENTS AND RIGHT OF WAYS

1. DEDICATION OF RIGHT OF WAY AND EASEMENTS FOR OCOTILLO, RECORDED AS BOOK 303 OF MAPS, PAGE 24 AND AFFIDAVIT OF CORRECTION RECORDED JANUARY 28, 1993 IN 93-053088 OF OFFICIAL RECORDS.
2. EASEMENT FOR RETENTION AND INCIDENTAL PURPOSES IN THE DOCUMENT 95-104149 CITY OF CHANDLER TEMPORARY RETENTION EASEMENT, TO BE ABANDONED WITH THE RECORDING OF THIS PLAT.
3. AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2001-285509 OF OFFICIAL RECORDS.

NOTES

PROPERTY SUBJECT TO THE FOLLOWING:

1. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED IN APRIL 07, 1986 AS 86-167478, OF OFFICIAL RECORDS , BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DECLARING MODIFICATIONS THEREOF RECORDED DECEMBER 16, 1986 AS 86-695210 OF OFFICIAL RECORDS.
   THE ABOVE SUPPLEMENTARY RE-RECORDED NOVEMBER 20, 1987 AS 87-702852 OF OFFICIAL RECORDS.
   CERTIFICATE OF FIRST AMENDMENT DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 13, 1987 AS 87- 629100 OF OFFICIAL RECORDS.
   CERTIFICATE OF SECOND AMENDMENT DECLARING MODIFICATIONS THEREOF RECORDED MARCH 28, 1988 AS 88- 140795 OF OFFICIAL RECORDS.
2. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EXTENSION OF SANITARY TRUNK SEWER" RECORDED SEPTEMBER 08, 1987 AS 87-561907 OF OFFICIAL RECORDS. (EXPIRED IN 2007).

LEGEND

	SECTION LINE
	PROPERTY LINE
	PROPERTY TIE LINE
	EASEMENT LINE (AS NOTED)
	CENTER LINE
	MAJOR CONTOUR
	MINOR CONTOUR
—C—	GAS
BCF	BRASS CAP FLUSH
BCHH	BRASS CAP IN HAND HOLE
COC	CITY OF CHANDLER
PUE	PUBLIC UTILITIES EASMENT
R/W	RIGHT-OF-WAY
(R)	RECORDED
(M)	MEASURED
⊡	BRASS CAP IN HAND HOLE (UNLESS NOTED OTHERWISE)
⊙	BRASS CAP FLUSH (UNLESS NOTED OTHERWISE)
O	FOUND REBAR W/ CAP "LS21754" (UNLESS NOTED OTHERWISE)

N

1" = 50'

0' 25' 50' 100'

SCALE IN FEET

OLSSON ASSOCIATES
2200 North 75th Street, Suite 210
Phoenix, AZ 85043-3423
TEL 602.748.1000
FAX 602.748.1001
www.olssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

FINAL PLAT OF
"THE GARDENS AT OCOTILLO"
LOCATED IN THE NORTH HALF OF SECTION 17, T. 2 S., R. 5 E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

CHANDLER, ARIZONA 2013

drawn by:	BCS
designed by:	BCS
checked by:	EFV
project no.	120432
date	07.29.2013

SHEET 2 of 2

DWG: E:_Olsson Files_Projects 12\012-0432 Spectrum Chandler II_SRVY\Final Plat\120432_FPT.dwg USER: evincent
DATE: Nov 25, 2013 11:07am XREFS: EDWARD_VINCENT_LS_AZ