#33

JUN 11 2015

Chandler · Arizona
Where Values Make The Difference

Chandler
All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 15-079**

DATE: JUNE 11, 2015

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, ACTING CITY MANAGER
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: ERIK SWANSON, SENIOR CITY PLANNER

SUBJECT: FPT15-0001 STAYBRIDGE SUITES HOTEL, LOT 2

Request: Final Plat (FPT) approval

Location: Northeast corner of Chandler Boulevard and McClintock Drive

Applicant: Mitchell Ragsdale; Terrascape Consulting, LLC

BACKGROUND

This Final Plat is for Lot 2 of a parcel located at the northeast corner of Chandler Boulevard and McClintock Drive. Lot 1 is the existing Staybridge Suites hotel, Lot 2 was rezoned for multi-family residential in April of last year. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

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

PROPOSED MOTION

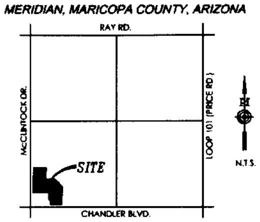
Move to approve Final Plat FPT15-0001 STAYBRIDGE SUITES HOTEL, LOT 2, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat

RE-PLAT OF LOT 2
OF
FINAL PLAT FOR STAYBRIDGE SUITES HOTEL
BOOK 1203, PAGE 42, M.C.R.

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS LMC CHANDLER AND MCCLINTOCK HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME "RE-PLAT OF LOT 2 OF FINAL PLAT FOR STAYBRIDGE SUITES HOTEL" LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "RE-PLAT OF LOT 2 OF FINAL PLAT FOR STAYBRIDGE SUITES HOTEL", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. LMC CHANDLER AND MCCLINTOCK HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNERS. THIS PLAT HEREBY DEDICATES EMERGENCY VEHICULAR ACCESS TO THE CITY OF CHANDLER.

LMC CHANDLER AND MCCLINTOCK HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY DOES HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, AN EASEMENT FOR AVIGATION PURPOSES OVER AND ACROSS LOTS, TRACTS, AND PARCELS OF SAID SUBDIVISION IN CONNECTION WITH FLIGHTS FROM THREE HUNDRED FIFTY (350) FEET ABOVE THE SURFACE TO AN INFINITE HEIGHT ABOVE THE SAME, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THE LAND, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM, OR OPERATING AT OR ON STELLAR AIRPARK; AND THE OWNER (GRANTOR) DOES FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AND AGENCIES OF THE CITY, OF AND FROM ALL LIABILITY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER OR IN CONNECTION WITH THE OWNER'S (GRANTOR'S) PROPERTY ABOVE THREE HUNDRED FIFTY (350) FEET, TO AN INFINITE HEIGHT ABOVE SAME, WHETHER SUCH DAMAGES SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON STELLAR AIRPARK.

THE GRANTING OF THIS AVIGATION EASEMENT AND RELEASE DOES NOT RELIEVE THE OWNERS AND OPERATORS OF AIRCRAFT FROM LIABILITY FOR DAMAGES OR INJURY TO PERSONS OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES.

THIS AVIGATION EASEMENT AND RELEASE SHALL BE BINDING UPON SAID OWNER (GRANTOR) AND THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST TO ALL LOTS, TRACTS, AND PARCELS IN THE SAID SUBDIVISION AND THE STATEMENT OF RELEASE SHALL BE A COVENANT RUNNING WITH THE LAND."

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, LMC CHANDLER AND MCCLINTOCK HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREBY CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS ____ DAY OF ________________, 20___.

BY: LENNAR MF HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: LENNAR MULTIFAMILY COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: ____________________
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ____________ } SS
COUNTY OF ____________

ON THIS ____ DAY OF ________________ 2015, 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC ________________ DATE

MY COMMISSION EXPIRES:

DATE

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN RECORDING NUMBER 2014-0744537, 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___.

BBVA COMPASS BANK

BY: ____________________

ITS: ____________________

LEINHOLDER RATIFICATION ACKNOWLEDGMENT

STATE OF ____________ } SS
COUNTY OF ____________

ON THIS ____ DAY OF ________________ 2015, 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC ________________ DATE

MY COMMISSION EXPIRES:

DATE

LEGAL DESCRIPTION

LOT 2, OF FINAL PLAT FOR STAYBRIDGE SUITES HOTEL, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER ON MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1203 OF MAPS, PAGE 42.

FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2720L, PANEL 2720 OF 4425, DATED OCTOBER 16, 2013.

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

AREA SUMMARY

LOT 2 469,994.96 S.F. 10.79 AC.

BASIS OF BEARING

NORTH 00°00'00" EAST - BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN IN BOOK 1203 OF MAPS, PAGE 42, MARICOPA COUNTY RECORDS.

REFERENCE DOCUMENTS

(R) FINAL PLAT FOR STAYBRIDGE SUITES HOTEL, BOOK1203 OF MAPS, PAGE 42, M.C.R.
RESULTS OF SURVEY, BOOK 1139 OF MAPS, PAGE 30, M.C.R.
RECORD OF SURVEY PLSS SUBDIVISION, BOOK 673 OF MAPS, PAGE 25, M.C.R.
FINAL PLAT, PEPPERWOOD / CHANDLER - UNIT 5, BOOK 250 OF MAPS, PATE 19, M.C.R.

SURVEY LEGEND

- SECTION CORNER AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- FOUND 1/2" REBAR W/ CAP RLS # 26236
- OTHER MONUMENT AS NOTED
- M.C.R. MARICOPA COUNTY RECORDS
- (M) MEASURED DATA
- (R) RECORD DATA (SEE REFERENCE DOCS SHEET 1)
- (C) CALCULATED DATA
- (BEARINGS AND DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED)
- (#) SCHEDULE "B" ITEM NUMBER (SEE SHEET 1)
- SECTION LINE
- BOUNDARY LINE
- EASEMENT LINE
- CENTER LINE

NOTES

1. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING LOT / TRACT / PARCEL OWNER.
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. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHED ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA, NO TREES ARE ALLOWED.
5. ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
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. PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR & CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THERE PLACEMENT, PROPERTY CORNERS WILL BE PLACED AT COMPLETION OF MASS GRADING.
8. THIS PLAT SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
9. THIS PROPERTY IS WITHIN THE CHANDLER MUNICIPAL AIRPORT POTENTIAL AIRPORT INFLUENCE AREA AND IS SUBJECT TO AIRCRAFT NOISE AND OVERFLIGHT ACTIVITY, AND IS ENCUMBERED BY AN AVIATION EASEMENT GRANTED TO THE CITY OF CHANDLER.

SURVEYOR

TERRASCAPE CONSULTING, LLC
1102 E MISSOURI AVE.
PHOENIX, AZ, 85014
PHONE: 602-297-8732
ATTN: MITCHELL RAGSDALE RPLS # 48943

OWNER

LMC CHANDLER AND MCCLINTOCK HOLDINGS, LLC
7150 E CAMELBACK RD., STE. 320
SCOTTSDALE, AZ 85251
ATTN: JASON OTTMAN

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.

TRANSPORTATION & 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.

BY ACCEPTANCE OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS.

CITY ENGINEER ________________ DATE

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS ____ DAY OF ____________, 20___

BY: ________________ DATE
MAYOR

ATTEST: ________________ DATE
CITY CLERK

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY (AS DEFINED AND LIMITED BY A.R.S. 32-151) THAT THIS PLAT IS CORRECT AND ACCURATE AND MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MITCHELL H RAGSDALE RPLS #48943 4 / 10 / 15 DATE
1102 E MISSOURI AVE
PHOENIX, AZ, 85014

48943 MITCHELL H. RAGSDALE ARIZONA, U.S.A.
Expires 12/31/2017

C.O.C. LOG NO FPT 15-0001

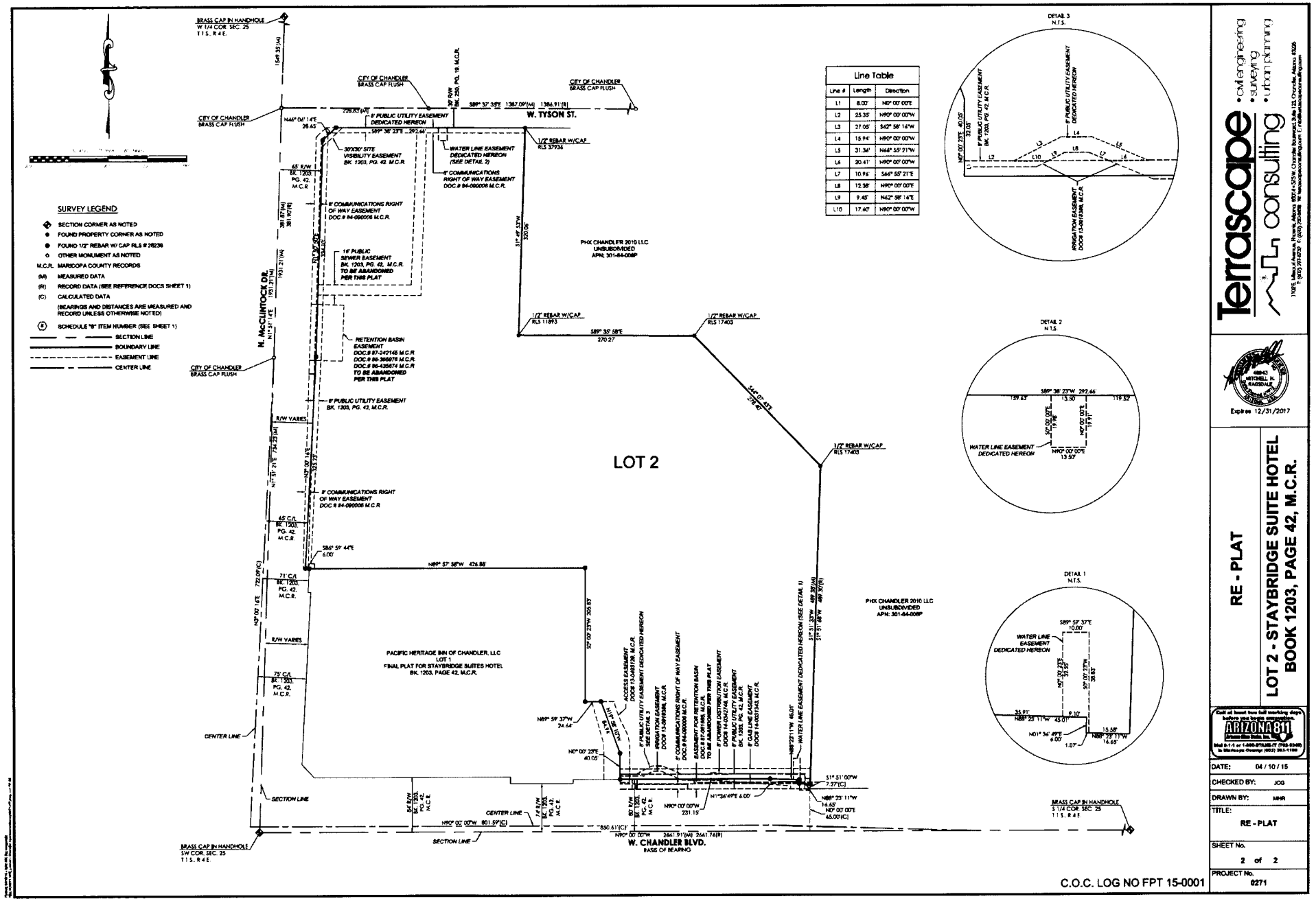
Terrascape consulting • civil engineering • surveying • urban planning
1102 E. Missouri Avenue, Phoenix, Arizona 85014 • 375 W. Chandler Boulevard, Suite 123, Chandler, Arizona 85225
T: (602) 297-8732 F: (480) 720-0658 W: terrascapeconsulting.com E: mitch@terrascapeconsulting.com

RE - PLAT

LOT 2 - STAYBRIDGE SUITE HOTEL
BOOK 1203, PAGE 42, M.C.R.

Call at least two full working days before you begin excavation. ARIZONA811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602) 263-1100

DATE:	04 / 10 / 15
CHECKED BY:	JCG
DRAWN BY:	MHR
TITLE:	RE- PLAT LOT 2
SHEET No.	1 of 2
PROJECT No.	0271



Line Table		
Line #	Length	Direction
L1	8.00'	N0° 00' 00"E
L2	25.35'	N90° 00' 00"W
L3	27.05'	S42° 58' 14"W
L4	15.94'	N90° 00' 00"W
L5	31.34'	N44° 55' 21"W
L6	20.41'	N90° 00' 00"W
L7	10.94'	S44° 55' 21"E
L8	12.38'	N90° 00' 00"E
L9	9.45'	N42° 58' 14"E
L10	17.80'	N90° 00' 00"W

C.O.C. LOG NO FPT 15-0001

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• engineering • surveying • urban planning
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T (602) 277-0030 F (602) 277-0035 www.terrascapeconsulting.com

48643 MITCHELL K. RANSDALE ARIZONA U.S.A. REGISTERED LAND SURVEYOR

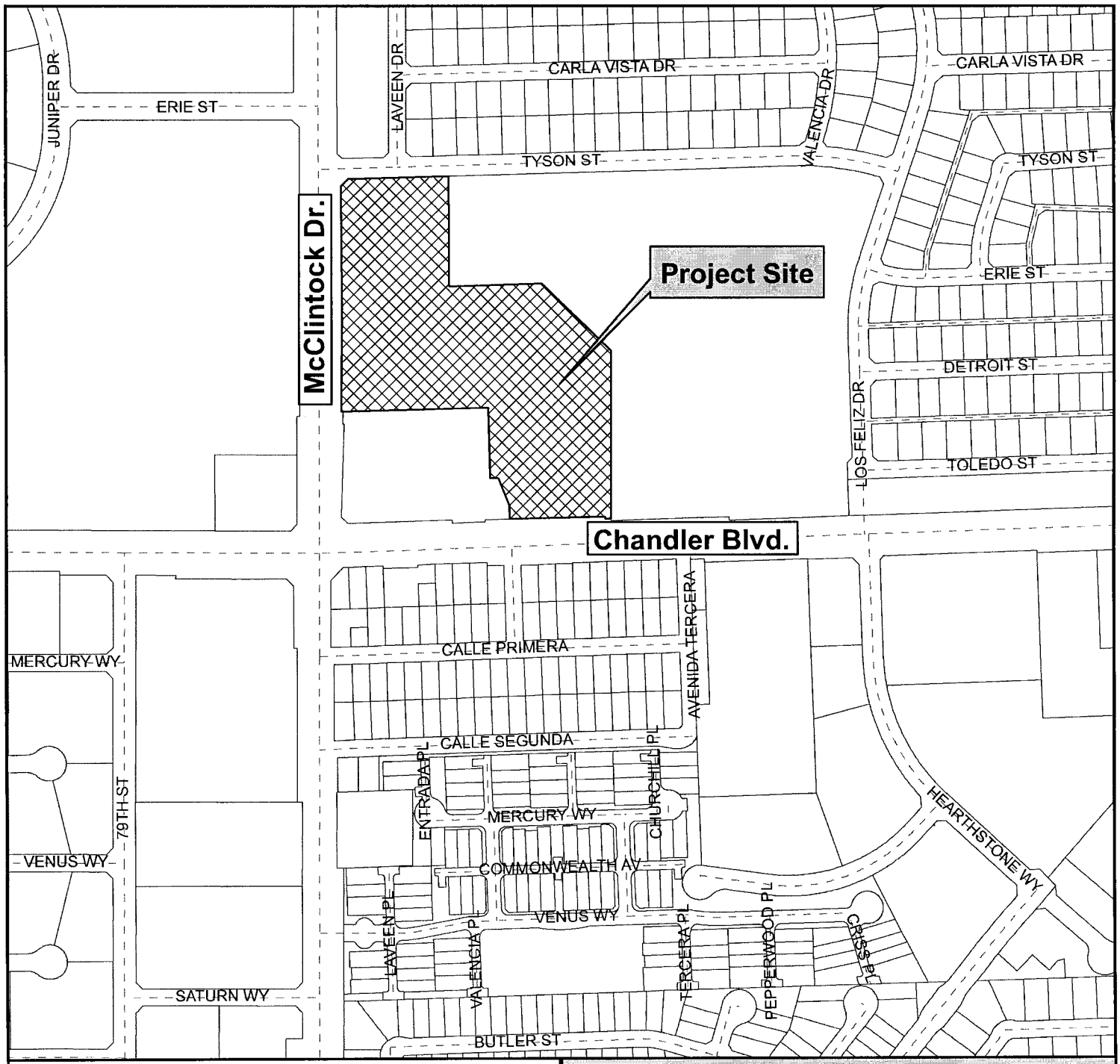
Expires 12/31/2017

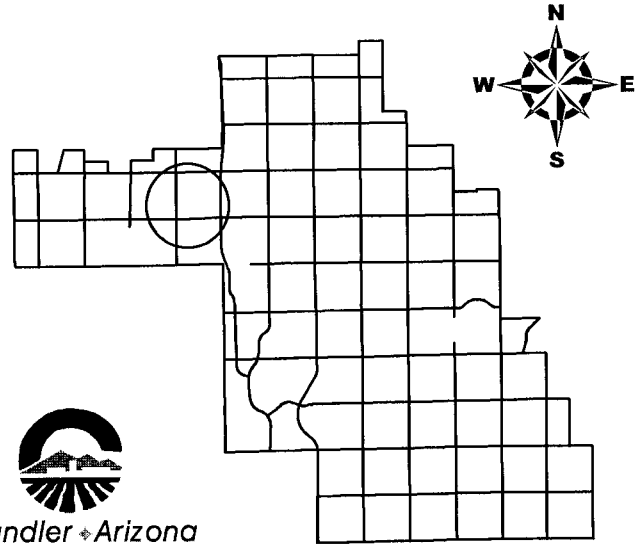
RE - PLAT

LOT 2 - STAYBRIDGE SUITE HOTEL BOOK 1203, PAGE 42, M.C.R.

Call at least two full working days before you begin excavation. ARIZONA 811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County (602) 263-1100

DATE:	04 / 10 / 15
CHECKED BY:	JCG
DRAWN BY:	MHR
TITLE:	RE - PLAT
SHEET No.	2 of 2
PROJECT No.	0271



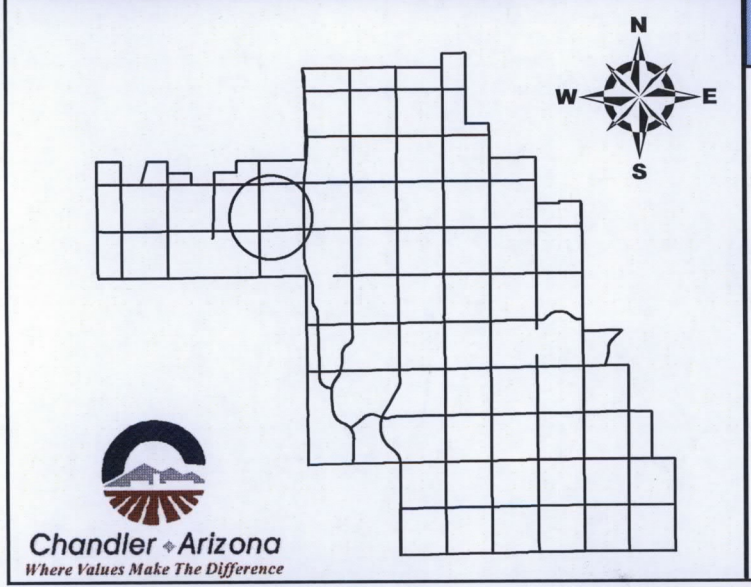


Chandler • Arizona
Where Values Make The Difference

Vicinity Map

Staybridge Suites Hotel

CITY OF CHANDLER 5/1/2015



Chandler Arizona
Where Values Make The Difference

Vicinity Map

Staybridge Suites Hotel

CITY OF CHANDLER 5/1/2015