#55
MAY 12 2016

Chandler · Arizona
Where Values Make The Difference

Chandler
All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 16-044**

DATE: MAY 12, 2016

TO: MAYOR AND COUNCIL

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

FROM: JODIE M. NOVAK, SENIOR CITY PLANNER – MEP, CPM

SUBJECT: FPT16-0004 MESQUITE GROVE MINI-STORAGE

Request: Final Plat approval

Location: North and east of the northeast corner of Gilbert and Riggs roads

Applicant: Bowman Consulting, John Gray

BACKGROUND

This Final Plat is for a self-storage/mini-warehousing and moving establishment locating on Lot 2 of a commercial property that was approved by Council in March 2010, and approved a zoning time extension in June 2013. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

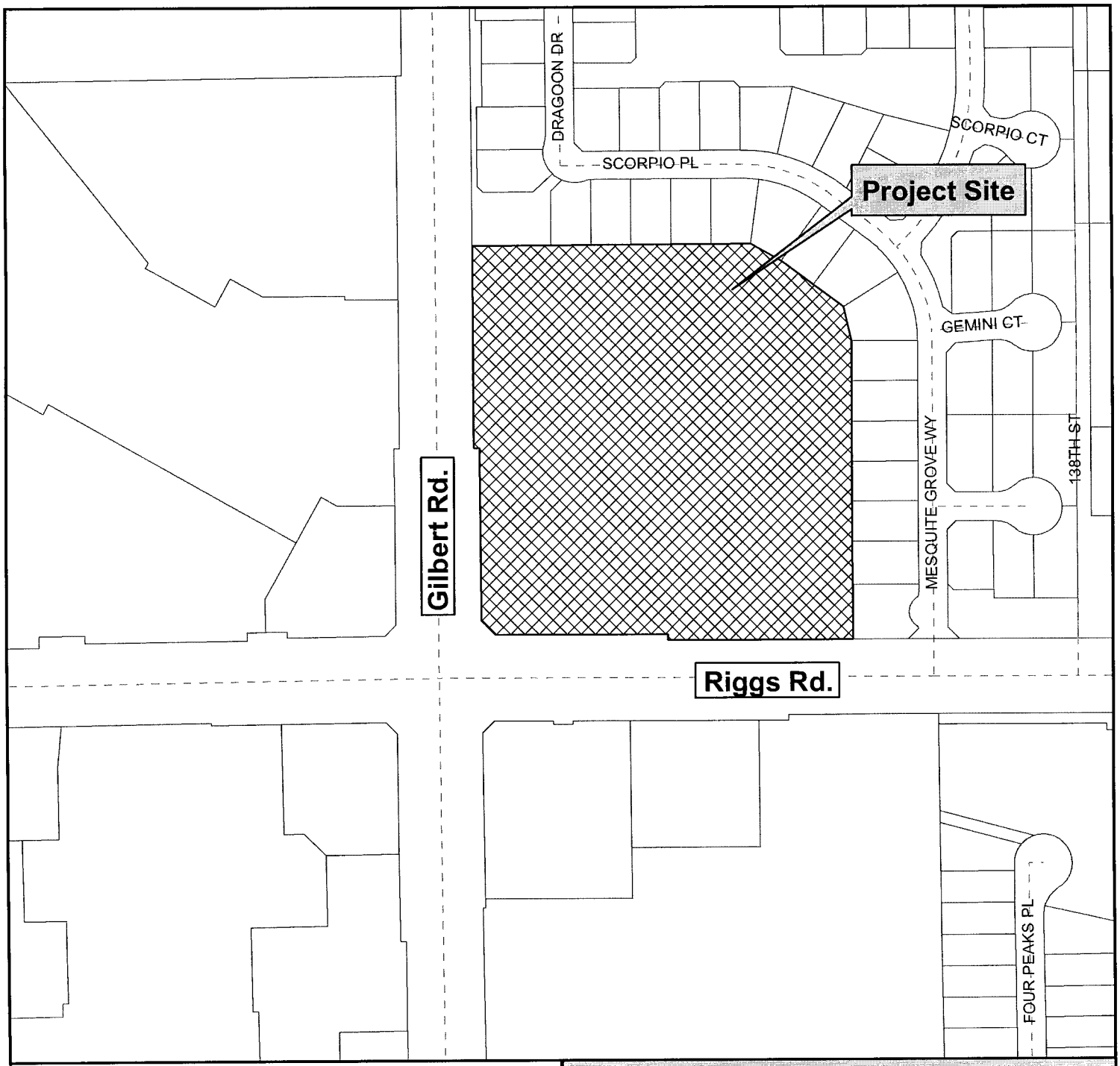
Upon finding consistency with the General Plan, Planning Staff recommends City Council approve Final Plat, FPT16-0004 MESQUITE GROVE MINI-STORAGE.

PROPOSED MOTION

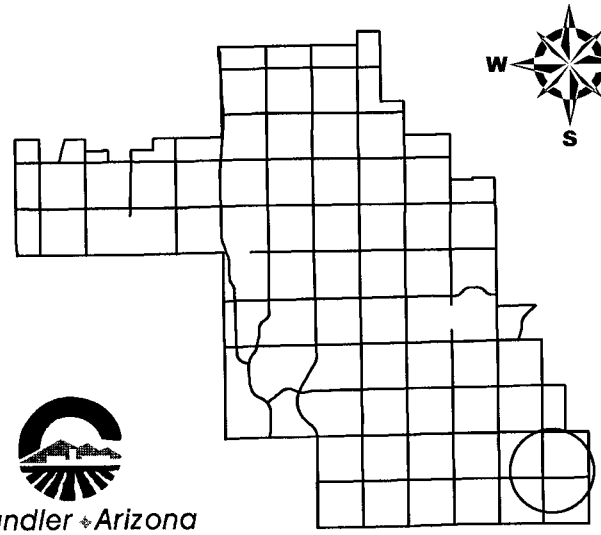
Move City Council approve Final Plat FPT16-0004 MESQUITE GROVE MINI-STORAGE, as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map

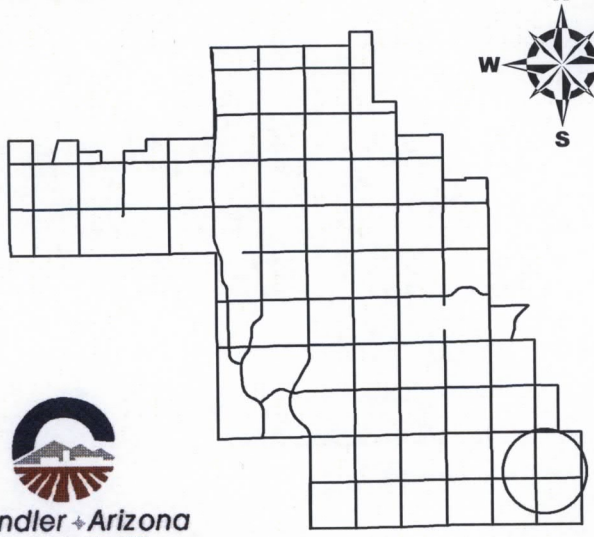


Mesquite Grove
Mini-Storage

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 3/29/2016

Vicinity Map



Mesquite Grove
Mini-Storage

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 3/29/2016

FINAL PLAT OF
MESQUITE GROVE MINI-STORAGE

A RE-PLAT OF TRACT K OF MESQUITE GROVE ESTATES
AS RECORDED IN BOOK 553, PAGE 47, M.C.R.
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH,
RANGE 6 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN,
MARICOPA COUNTY, ARIZONA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT LDR-RIGGS & GILBERT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND LAACO, LTD, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "MESQUITE GROVE MINI-STORAGE", A RE-PLAT OF TRACT K OF "MESQUITE GROVE ESTATES", AS RECORDED IN BOOK 553 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "MESQUITE GROVE MINI-STORAGE" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

RIGHT-OF-WAY IS DEDICATED TO THE CITY OF CHANDLER AS SHOWN ON THIS PLAT. EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

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

OWNER GRANTS TO THE CITY OF CHANDLER AND APPLICABLE UTILITY AND SERVICE PROVIDERS AN EASEMENT OVER, THROUGH AND ACROSS THE LOTS FOR INGRESS AND EGRESS FOR TRASH REMOVAL AND EMERGENCY SERVICE VEHICLES.

IN WITNESS WHEREOF: LDR-RIGGS & GILBERT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND LAACO, LTD, A CALIFORNIA LIMITED PARTNERSHIP, HAVE HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICERS LISTED BELOW, THEREUNTO DULY AUTHORIZED.

LDR-RIGGS & GILBERT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: LEVINE INVESTMENTS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, MEMBER

BY: _____
WILLIAM S. LEVINE, CHAIRMAN

BY: G&D-RIGGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, MEMBER

BY: _____
GARY D. DAVIDSON, A MARRIED MAN DEALING WITH HIS SOLE AND SEPARATE PROPERTY, MEMBER

BY: DGR INVESTMENTS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, MEMBER

BY: RYE INVESTMENTS, INC., AN ARIZONA CORPORATION, MANAGING MEMBER

BY: _____
DANIEL G. RYE, PRESIDENT

LAACO, LTD., A CALIFORNIA LIMITED PARTNERSHIP

BY: _____
JOHN HATHAWAY, SENIOR VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2016, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED WILLIAM S. LEVINE WHO ACKNOWLEDGED HIMSELF TO BE THE CHAIRMAN OF LEVINE INVESTMENTS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, 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: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2016, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED GARY D. DAVIDSON, A MARRIED MAN DEALING WITH HIS SOLE AND SEPARATE PROPERTY, WHO ACKNOWLEDGED HIMSELF TO BE THE MEMBER OF G&D-RIGGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, 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: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2016, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED DANIEL G. RYE WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF RYE INVESTMENTS, INC., AN ARIZONA CORPORATION, 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: _____

ACKNOWLEDGMENT

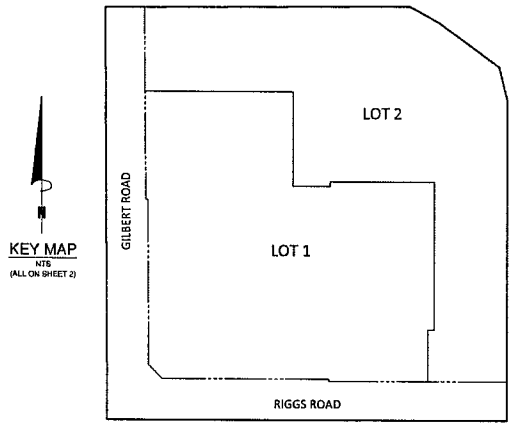
STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES

ON THIS _____ DAY OF _____, 2016, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOHN HATHAWAY WHO ACKNOWLEDGED HIMSELF TO BE THE SENIOR VICE PRESIDENT OF LAACO, LTD, A CALIFORNIA LIMITED PARTNERSHIP, 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

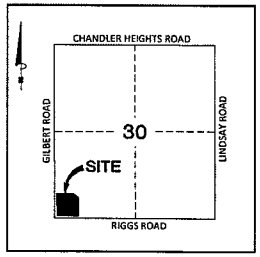
MY COMMISSION EXPIRES: _____



KEY MAP
NTS
(ALL ON SHEET 2)

NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
2. 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.
3. 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.
4. ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
5. ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT. PROPERTY CORNERS WILL BE SET AT COMPLETION OF MASS GRADING.
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. ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C3106M, DATED NOVEMBER 04, 2015 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS 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.
8. ALL OFFICIAL SEALS AND STAMPS AFFIXED TO THE FINAL PLAT MUST BE IN BLACK INK AS REQUIRED BY THE MARICOPA COUNTY RECORDER'S OFFICE. ALL SIGNATURES MUST BE IN BLACK INK.
9. EACH LOT OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPING AND OTHER IMPROVEMENTS ON THEIR RESPECTIVE LOT.
10. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS RECORDED IN DOCUMENT NO. 2015-0740119, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.
11. THE COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE PRIVATE CROSS ACCESS EASEMENTS BETWEEN LOT 1 AND LOT 2 FOR VEHICULAR ACCESS, PEDESTRIAN ACCESS, CROSS DRAINAGE, POTABLE WATER, SANITARY SEWER AND FIRE LINES.



VICINITY MAP
N.T.S.

OWNER - LOT 1

LDR-RIGGS & GILBERT, LLC
1110 EAST MISSOURI AVENUE
SUITE 700
PHOENIX, ARIZONA 85014
PHONE: (602) 263-7626
CONTACT: GARY DAVIDSON

OWNER - LOT 2

LAACO, LTD
500 SOUTH GRAND AVENUE
SUITE 1300
LOS ANGELES, CA 90071
PHONE: (213) 622-1254
CONTACT: JOHN HATHAWAY

SHEET INDEX

1 COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARINGS, CERTIFICATIONS

2 FINAL PLAT PLAN SHEET & LOT AREA TABLE

ENGINEER

BOWMAN CONSULTING GROUP
1295 W. WASHINGTON STREET #108
TEMPE, AZ 85281
PHONE: (480) 629-8830
CONTACT: JOHN GRAY

SITE DATA

ZONING	PAD
NUMBER OF LOTS	2
NET BOUNDARY	432,672 S.F.
	9.9328 AC.
GROSS BOUNDARY	535,204 S.F.
	12.2866 AC.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PER BOOK 553 OF MAPS, PAGE 47, M.C.R.

LEGAL DESCRIPTION

TRACT K OF "MESQUITE GROVE ESTATES" ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 553 OF MAPS, PAGE 47.

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.

_____ 03/14/16
DOUGLAS B. TONEY
REGISTERED LAND SURVEYOR NO. 55030
BOWMAN CONSULTING GROUP
1295 W. WASHINGTON STREET, #108
TEMPE, AZ 85281

CITY OF CHANDLER CERTIFICATIONS

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 AND 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, ARIZONA THIS DAY _____ OF _____ 2016.

BY: _____ _____
MAYOR DATE

ATTEST: _____ _____
CITY CLERK DATE

C.O.C. LOG NO. FPT 16-0004

Bowman CONSULTING
Bowman Consulting Group, Ltd.
1295 W Washington Street, #108
Tempe, AZ 85281
Phone (480) 629-8830
Fax (480) 629-8841
www.bowmanconsulting.com

REGISTERED LAND SURVEYOR
DOUGLAS B. TONEY
ARIZONA U.S.A.
Expires 06/30/16

FINAL PLAT OF
MESQUITE GROVE MINI-STORAGE
CHANDLER, ARIZONA

REVISION	DATE

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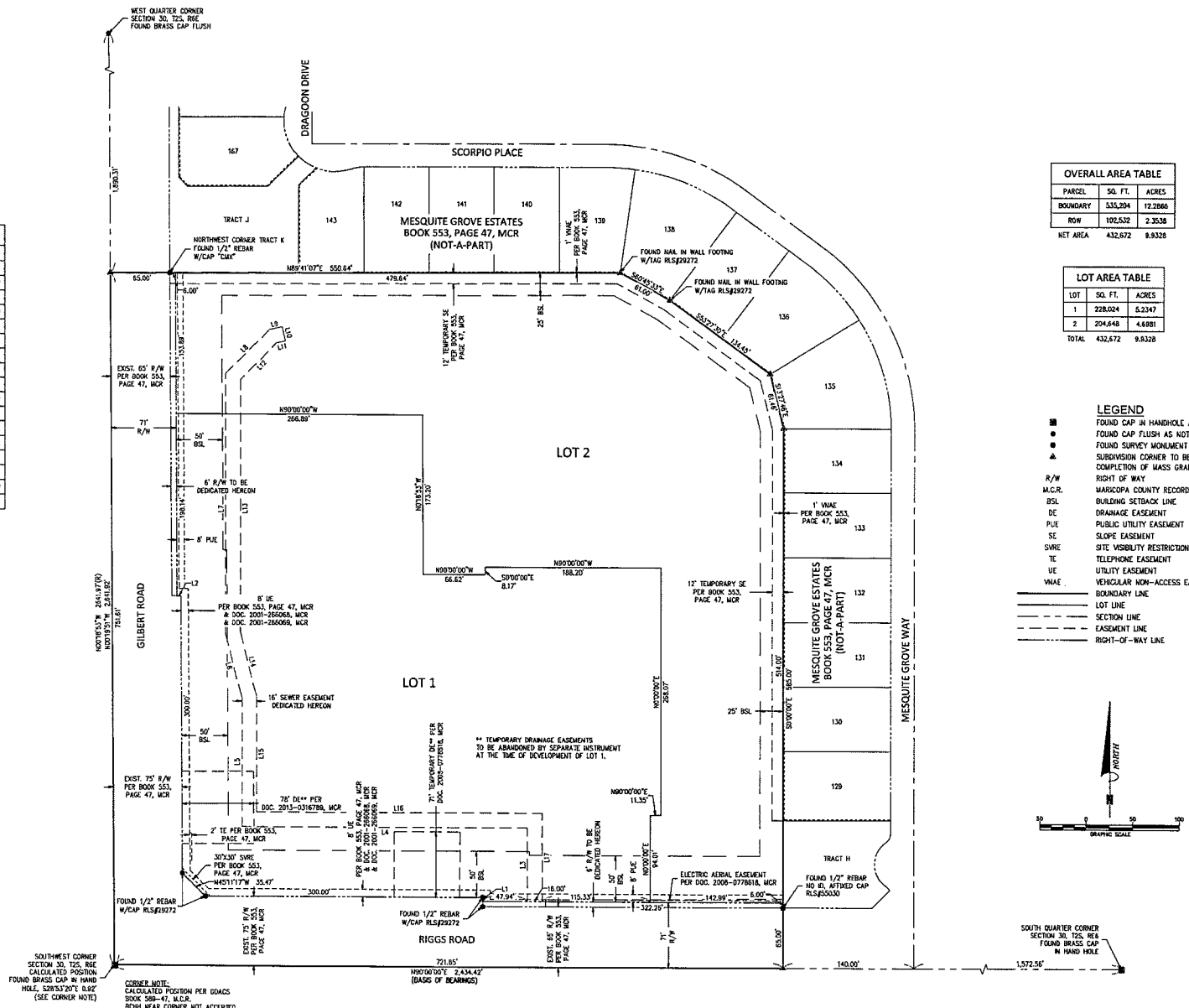
DATE: 03-14-16
PROJ NO: 9630-04
TASK NUM: 002
DRAWN BY: AG
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE
N.T.S.



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	4.00'	S00°00'00"E
L2	4.00'	S89°40'09"W
L3	79.50'	N00°19'51"W
L4	308.27'	N90°00'00"W
L5	140.37'	N00°00'00"E
L6	72.04'	N14°18'11"W
L7	281.59'	N00°00'00"E
L8	67.74'	N45°00'00"E
L9	14.98'	N77°22'13"E
L10	18.00'	N12°37'47"W
L11	10.34'	N77°22'13"E
L12	56.47'	N45°00'00"E
L13	272.95'	N00°00'00"E
L14	72.04'	N14°18'11"W
L15	126.38'	N00°00'00"E
L16	308.18'	N90°00'00"W
L17	95.50'	N00°19'51"W

OVERALL AREA TABLE

PARCEL	SQ. FT.	ACRES
BOUNDARY	535,204	12.2866
ROW	102,532	2.3538
NET AREA	432,672	9.9328

LOT AREA TABLE

LOT	SQ. FT.	ACRES
1	228,024	5.2347
2	204,648	4.6981
TOTAL	432,672	9.9328

LEGEND

- FOUND CAP IN HANDHOLE AS NOTED
- FOUND CAP FLUSH AS NOTED
- FOUND SURVEY MONUMENT AS NOTED
- SUBDIVISION CORNER TO BE SET AT COMPLETION OF MASS GRADING

R/W	RIGHT OF WAY
M.C.R.	MARICOPA COUNTY RECORDS
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SE	SLOPE EASEMENT
SVRE	SITE VISIBILITY RESTRICTION EASEMENT
TE	TELEPHONE EASEMENT
UE	UTILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
	BOUNDARY LINE
	LOT LINE
	SECTION LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE

C.O.C. LOG NO. FPT 16-0004

Bowman CONSULTING
Bowman Consulting Group, Ltd.
8706 W Washington Street, 4100
Tempe, AZ 85281
Phone: (480) 829-8830
Fax: (480) 829-8841
www.bowmanconsulting.com

DOUGLAS B. FOREY
No. 50030
REGISTERED LAND SURVEYOR
STATE OF ARIZONA
Expires 06/30/18

FINAL PLAT OF MESQUITE GROVE MINI-STORAGE CHANDLER, ARIZONA

REVISION	DATE

DATE: 03-14-16
PROJ NO: 9630-04
TASK NUM: 002
DRAWN BY: AG
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE
1" = 50'
2 of 2

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