#53

JUN 23 2016
Chandler

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Where Values Make The Difference

All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 16-058**

DATE: JUNE 23, 2016

TO: MAYOR AND COUNCIL

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

FROM: ERIK SWANSON, SENIOR CITY PLANNER ES

SUBJECT: FPT16-0011 SHOPPES AT CHANDLER HEIGHTS

Request: Final Plat (FPT) approval

Location: Northeast corner of Arizona Avenue and Chandler Heights Road

Applicant: Stuart Rayburn, RCC Design Group

BACKGROUND

This Final Plat is for a commercial development that was approved by Council in March 2008. The development was partially constructed and then remained vacant for the last eight years. The site is currently under construction to include a Basis charter school and Alamo Drafthouse Cinema. 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, FPT16-001 SHOPPES AT CHANDLER HEIGHTS.

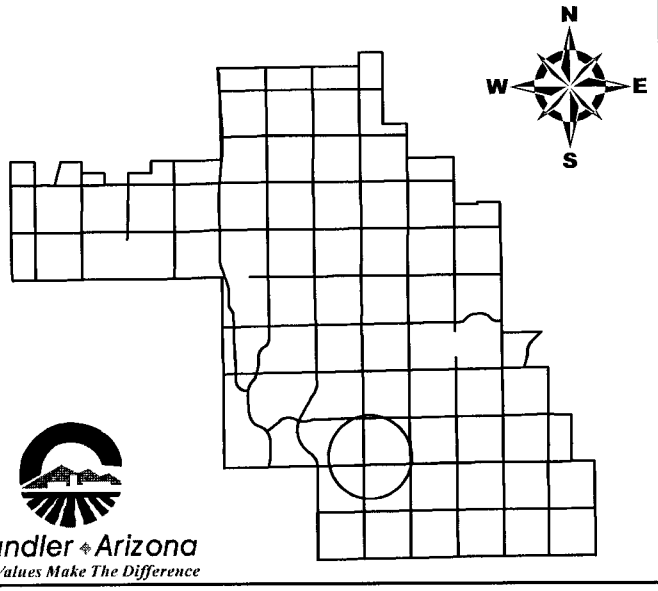
PROPOSED MOTION

Move City Council approve Final Plat FPT16-0011 SHOPPES AT CHANDLER HEIGHTS, as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Final Plat

Vicinity Map



Shoppes at Chandler Heights

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/3/2016

Vicinity Map

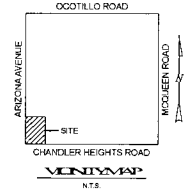
Chandler • Arizona
Where Values Make The Difference

Shoppes at Chandler Heights

CITY OF CHANDLER 6/3/2016

"CHANDLER CROSSING"

A REPLAT OF
"SHOPPES AT CHANDLER HEIGHTS", AS RECORDED IN
BOOK 1018, PAGE 46, MARICOPA COUNTY RECORDS AND ALSO
LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 5 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THE SHOPPES AT CHANDLER HEIGHTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "CHANDLER CROSSING" A RE-PLAT OF THE SHOPPES AT CHANDLER HEIGHTS, AS RECORDED IN BOOK 1018, PAGE 46, MARICOPA COUNTY RECORDS, ALSO LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "CHANDLER CROSSING", A COMMERCIAL SUBDIVISION AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY ON SAID PLAT. THE SHOPPES AT CHANDLER HEIGHTS, LLC, AN ARIZONA 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 SHOPPES AT CHANDLER HEIGHTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF CHANDLER FOR USE SUCH, THE STREET RIGHTS-OF-WAY SHOWN ON SAID REPLAT.

AN EASEMENT FOR EMERGENCY VEHICULAR ACCESS IS HEREBY DEDICATED TO THE CITY OF CHANDLER ACROSS ALL LOTS

EASEMENTS ARE DEDICATED AS SHOWN ON THIS REPLAT.

IN WITNESS WHEREOF, THE SHOPPES AT CHANDLER HEIGHTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____, ITS _____ THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 20___.

_____
OWNER/AUTHORIZED SIGNER

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

BEFORE ME THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE _____ OF _____, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT _____ AS _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

_____ _____
NOTARY PUBLIC EXPIRES

APPROVALS

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

BY_____ _____
TRANSPORTATION & DEVELOPMENT DIRECTOR DATE

APPROVALS

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

BY_____ _____
CITY ENGINEER DATE

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA ON THIS _____ DAY OF _____, 2016.

BY_____ _____
MAYOR DATE

ATTEST_____ _____
CITY CLERK DATE

LEGAL DESCRIPTION

LOTS 1 THROUGH 6, SHOPPES AT CHANDLER HEIGHTS, ACCORDING TO BOOK 1018 OF MAPS, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARING

THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST, WITH A BEARING OF NORTH 00° 33' 08" WEST PER THE FINAL PLAT OF "SHOPPES AT CHANDLER HEIGHTS", RECORDED IN BOOK 1018, PAGE 46, MCR

NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS. 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. THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ("TITLEHOLDER(S)") SHALL BE RESPONSIBLE FOR IRRIGATION OF THE COMMON AREA TRACTS. THE SOURCE OF IRRIGATION WATER FOR THE COMMON AREA TRACTS 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 AREA TRACTS 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 AREA TRACTS IS AVAILABLE, THEN THE TITLEHOLDER(S) SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON AREA TRACTS. AT SUCH TIME AS TITLE TO THE COMMON AREA TRACTS IS SOLD OR OTHERWISE TRANSFERRED, IN WHOLE OR IN PART, WHETHER TO THE SUBDIVISION HOMEOWNERS ASSOCIATION OR TO SOME THIRD PARTY, THE TITLEHOLDER(S) SHALL ALSO SELL OR TRANSFER, AT THE OPTION OF THE PARTY ACQUIRING TITLE THERETO, ANY WATER RIGHTS OR PERMITS HELD BY OR IN THE NAME OF THE TITLEHOLDER(S) BENEFITING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.

3. THE LOT OWNERS AND/OR PROPERTY OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR ALL WORK AND COSTS ASSOCIATED WITH THE MAINTENANCE AND/OR RELOCATION OF SIGNS AND/OR SITE WALLS LOCATED IN DEDICATED CITY SEWER EASEMENTS IF FUTURE CONFLICTS OCCUR DURING THE MAINTENANCE AND/OR REPLACEMENT OF PUBLIC LINES OR FACILITIES.

4. A CROSS ACCESS EASEMENT TO BE DEDICATED OVER LOTS 1-5 FOR PUBLIC UTILITIES, POTABLE WATER, FIRE LINE, SANITARY SEWER, PEDESTRIAN ACCESS, INGRESS/EGRESS AND DRAINAGE AND DRAINAGE FACILITIES.

OWNER

THE SHOPPES AT CHANDLER HEIGHTS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
CONTACT: RAUL REYES
PH: 520-615-7707

SURVEYOR

AW LAND SURVEYING, LLC
PO BOX 2170
CHANDLER, AZ 85244
PHONE: 480-244-7630
CONTACT: DANIEL D. ARMIJO

SURVEY NOTES

1. A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT TO THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE.

2. SURVEY FIELD WORK WAS COMPLETED ON FEBRUARY 16, 2016

AREA TABLE

LOT	SQ. FT.	ACRES
1	398,993.4	9.159
2	84,281.3	1.934
3	58,978.6	1.354
4	35,896.5	0.824
5	143,749.0	3.300
R/W	52.0	0.001

CERTIFICATION

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

DANIEL D. ARMIJO, RLS #45377
PO BOX 2170
CHANDLER, ARIZONA 85244
AW LAND SURVEYING, LLC
P.O. BOX 2170
CHANDLER, AZ 85244
(480) 244-7630

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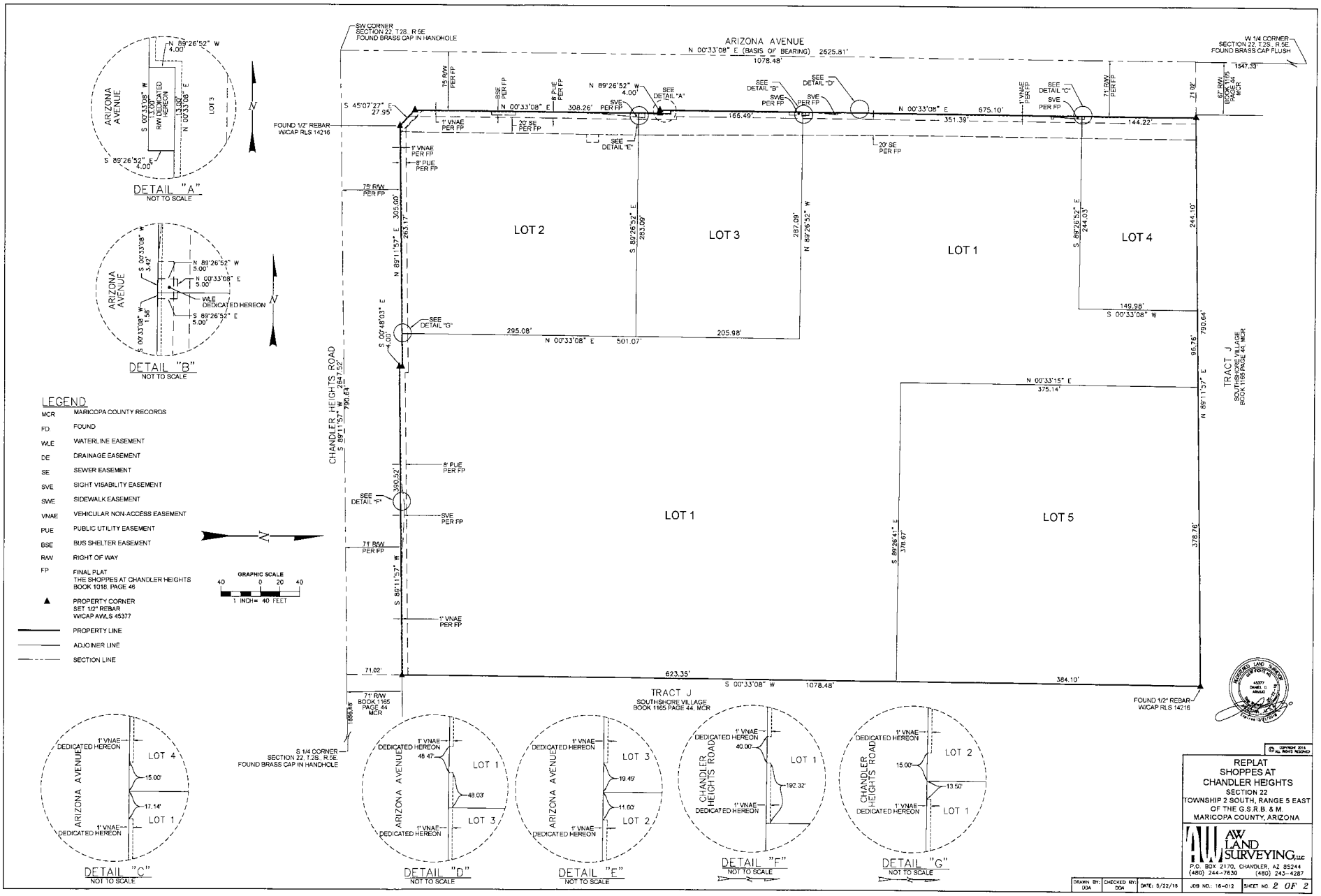
REPLAT
SHOPPES AT
CHANDLER HEIGHTS
SECTION 22
TOWNSHIP 2 SOUTH, RANGE 5 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

AW LAND SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287

COC LOG NO. FPT16-0011 | DRAWN BY: DDA | CHECKED BY: DDA | DATE: 5/22/16 | JOB NO.: 16-012 | SHEET NO. 1 OF 2



ARIZONA AVENUE
N 00°33'08" E (BASIS OF BEARING) 2625.81'
1078.48'
SW CORNER SECTION 22, T.2S., R.5E. FOUND BRASS CAP IN HANDHOLE
W 1/4 CORNER SECTION 22, T.2S., R.5E. FOUND BRASS CAP FLUSH
1547.33'
CHANDLER HEIGHTS ROAD
S 89°11'57" W 2647.52'
790.64'
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
TRACT J
SOUTHSHORE VILLAGE BOOK 1165 PAGE 44, MCR
FOUND 1/2" REBAR W/CAP RLS 14216
S 1/4 CORNER SECTION 22, T.2S., R.5E. FOUND BRASS CAP IN HANDHOLE
DETAIL "A"
NOT TO SCALE
DETAIL "B"
NOT TO SCALE
DETAIL "C"
NOT TO SCALE
DETAIL "D"
NOT TO SCALE
DETAIL "E"
NOT TO SCALE
DETAIL "F"
NOT TO SCALE
DETAIL "G"
NOT TO SCALE
LEGEND
MCR MARICOPA COUNTY RECORDS
FD. FOUND
WLE WATERLINE EASEMENT
DE DRAINAGE EASEMENT
SE SEWER EASEMENT
SVE SIGHT VISABILITY EASEMENT
SWE SIDEWALK EASEMENT
VNAE VEHICULAR NON-ACCESS EASEMENT
PUE PUBLIC UTILITY EASEMENT
BSE BUS SHELTER EASEMENT
R/W RIGHT OF WAY
FP FINAL PLAT THE SHOPPES AT CHANDLER HEIGHTS BOOK 1018, PAGE 46
PROPERTY CORNER SET 1/2" REBAR W/CAP AWLS 45377
PROPERTY LINE
ADJOINER LINE
SECTION LINE
GRAPHIC SCALE
1 INCH= 40 FEET
REPLAT
SHOPPES AT
CHANDLER HEIGHTS
SECTION 22
TOWNSHIP 2 SOUTH, RANGE 5 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA
AW LAND SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287
DRAWN BY: DDA
CHECKED BY: DDA
DATE: 5/22/18
JOB NO.: 16-012
SHEET NO. 2 OF 2