#61

JUL 28 2016
Chandler
All-America City
2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 16-082**

DATE: JULY 28, 2016

TO: MAYOR AND COUNCIL

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

FROM: LAUREN SCHUMANN, CITY PLANNER

SUBJECT: FPT16-0005 TOWER STORAGE LLC

Request: Final Plat (FPT) approval

Location: South of the southeast corner of Arizona Avenue and Chandler Heights Road

Applicant: Craig Baker; SBL Engineering

BACKGROUND

This Final Plat is for a self-storage facility on an approximate 11.5 acre lot located south of the southeast corner of Arizona Avenue and Chandler Heights Road, which was annexed and zoned in October 2015. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

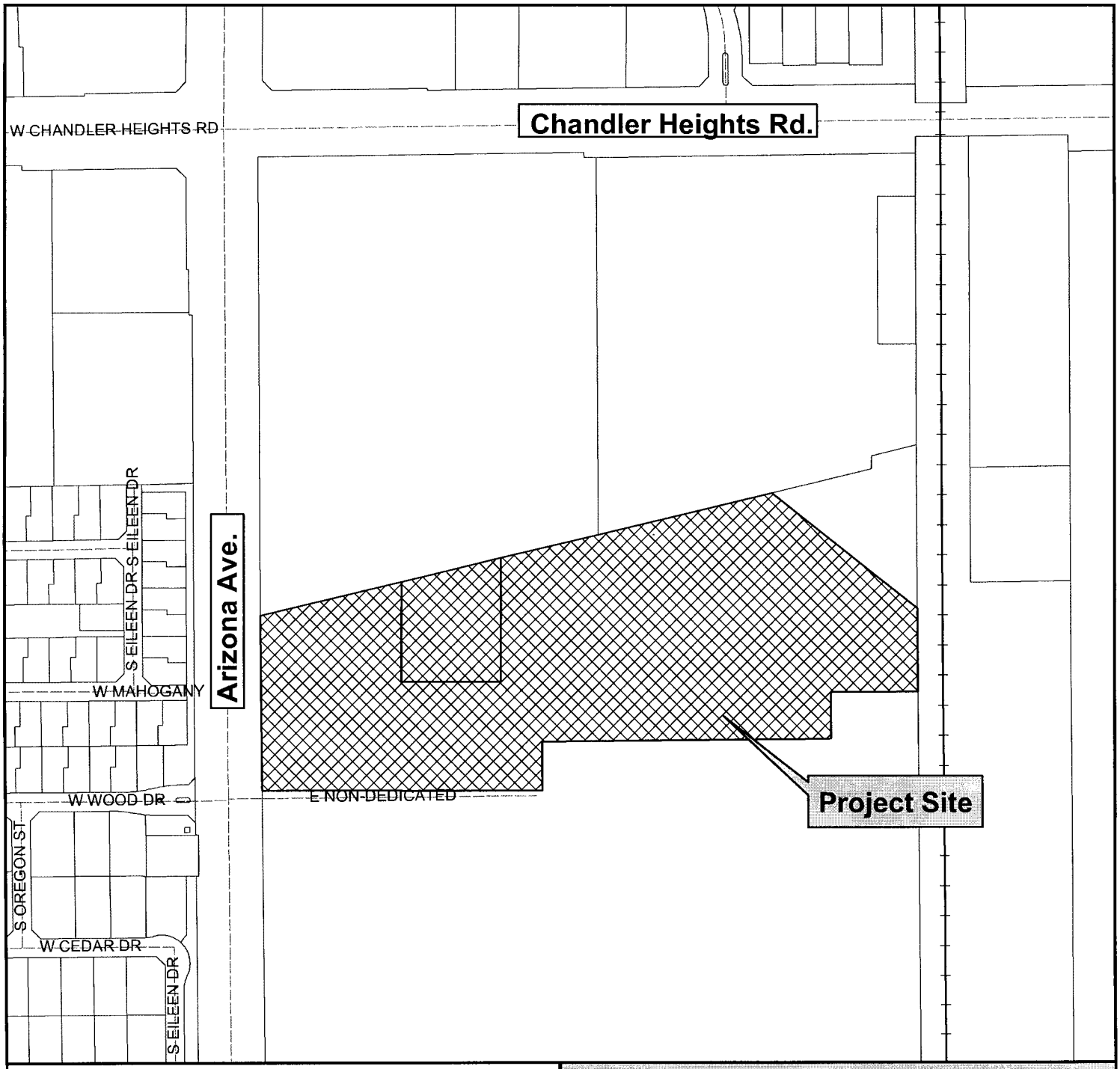
Upon finding consistency with the General Plan, Planning Staff recommends City Council approve the Final Plat, FPT16-0005 TOWER STORAGE LLC.

PROPOSED MOTION

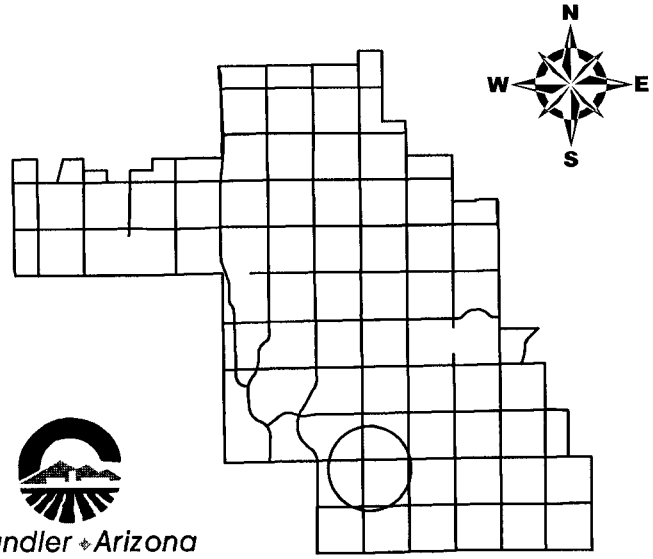
Move City Council approve Final Plat FPT16-0005 TOEWER STORAGE LLC, as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map

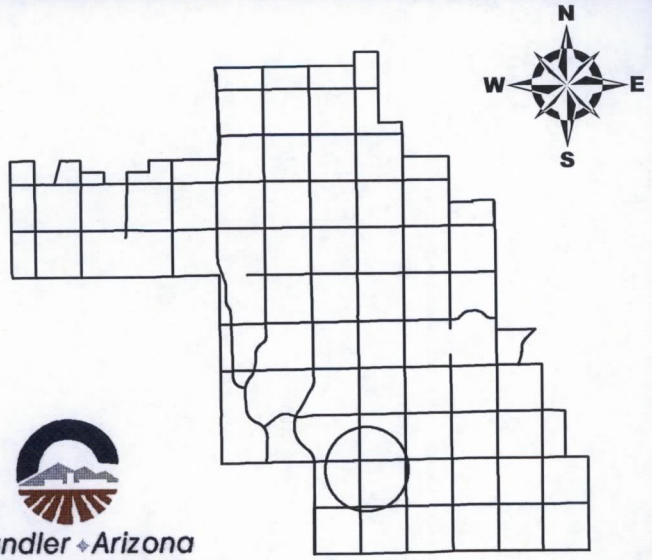


Tower Storage, LLC

Chandler • Arizona
Where Values Make The Difference

CITY OF CHANDLER 2/25/2016

Vicinity Map



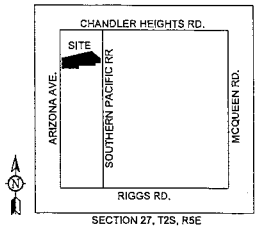
Tower Storage, LLC

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 2/25/2016

FINAL PLAT
TOWER STORAGE, LLC

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



SECTION 27, T2S, R5E

VICINITY MAP

N.T.S.

DEDICATION

STATE OF ARIZONA)
)S.S.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS: TOWER STORAGE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF TOWER STORAGE LLC, A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, 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 FINAL PLAT OF TOWER STORAGE LLC, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH STREET, LOT OR TRACT SHALL BE KNOWN BY THE NAME, NUMBER OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID PLAT, AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREET RIGHT-OF-WAY 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 PROPERTY OWNER.

A BLANKET EASEMENT FOR EMERGENCY VEHICULAR ACCESS IS HEREBY DEDICATED TO THE CITY OF CHANDLER OVER LOT 1.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, TOWER STORAGE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE SET FORTH HEREON.

TOWER STORAGE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER

BY: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
)S.S.
COUNTY OF MARICOPA)

ON THIS_____ DAY OF_____, 2016, 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: _____

LEGAL DESCRIPTION

PARCEL NO. 1:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 27, FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 27 BEARS NORTH 00 DEGREES 04 MINUTES 38 SECONDS WEST 2,645.57 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 38 SECONDS WEST 1,380.02 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 04 MINUTES 38 SECONDS WEST 316.55 FEET ALONG SAID WEST LINE TO A COTTON PICKER SPINDLE;

THENCE NORTH 75 DEGREES 47 MINUTES 13 SECONDS EAST 1,103.34 FEET LEAVING SAID WEST LINE TO A 5/8 INCH REBAR;

THENCE SOUTH 51 DEGREES 34 MINUTES 54 SECONDS EAST 361.74 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 27 SECONDS EAST 164.57 FEET TO A 1/2 INCH REBAR CAPPED 37936;

THENCE NORTH 89 DEGREES 42 MINUTES 32 SECONDS WEST 189.89 FEET TO A 1/2 INCH REBAR CAPPED 37936;

THENCE SOUTH 00 DEGREES 30 MINUTES 49 SECONDS WEST 90.85 FEET TO A 1/2 INCH REBAR CAPPED 37936;

THENCE SOUTH 89 DEGREES 58 MINUTES 27 SECONDS WEST 568.13 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 52 SECONDS WEST 95.69 FEET;

THENCE NORTH 89 DEGREES 23 MINUTES 33 SECONDS WEST 617.66 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2 – ACCESS EASEMENT:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 27, FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 27 BEARS NORTH 00 DEGREES 04 MINUTES 38 SECONDS WEST 2,645.57 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 38 SECONDS WEST 1,320.02 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 04 MINUTES 38 SECONDS WEST 40.00 FEET ALONG SAID WEST LINE;

THENCE SOUTH 89 DEGREES 23 MINUTES 33 SECONDS EAST 617.66 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 52 SECONDS WEST 40.00 FEET;

THENCE NORTH 89 DEGREES 23 MINUTES 33 SECONDS WEST 617.32 FEET TO THE POINT OF BEGINNING,

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. 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.

4. THIS SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27, WHICH BEARS N00°04'38"W BETWEEN THE WEST QUARTER CORNER AND NORTHWEST CORNER OF SECTION 27, AS DESCRIBED IN GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015-138653, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEYOR'S STATEMENT

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.

JAY VANLANDSCHOOT
RLS #45783
4639 E. RED RANGE WAY
CAVE CREEK, AZ 85331

AREA: LOT 1

503,594 SQUARE FEET OR 11.5609 ACRES NET
525,353 SQUARE FEET OR 12.0804 ACRES GROSS

LEGEND

⊡	FOUND BRASS CAP IN HANDHOLE
•	FOUND MONUMENT AS NOTED
O	SET MONUMENT AS NOTED
M.C.R.	MARICOPA COUNTY RECORDER
R/W	RIGHT-OF-WAY
ESMT	EASEMENT
DKT.	DOCKET
APN	ASSESSOR PARCEL NUMBER
BK.	BOOK
PG.	PAGE
PUE	PUBLIC UTILITY EASEMENT

OWNER/DEVELOPER

TOWER STORAGE, LLC
24053 S. ARIZONA AVENUE
CHANDLER, AZ 85248
CONTACT: TOD KEAN

SURVEYOR

LSRS LAND SURVEYING
4639 E. RED RANGE WAY
CAVE CREEK, AZ 85331
PH: 480-650-4006
CONTACT: JAY VANLANDSCHOOT

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 PURPOSE FOR WHICH THEY ARE PLATTED.

BY: _____
PLANNING AND DEVELOPMENT DIRECTOR DATE

CERTIFICATION

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: _____
CITY ENGINEER DATE

APPROVAL

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. FPT16-0005

LSRS LAND SURVEYING
4639 E. RED RANGE WAY
CAVE CREEK, AZ 85331
PHONE: (480) 650-4006
FAX: (480) 718-7088
INFO@LANDSURVEYREVIEW.COM

FINAL PLAT
TOWER STORAGE, LLC
5205 S. ARIZONA AVENUE, CHANDLER, AZ

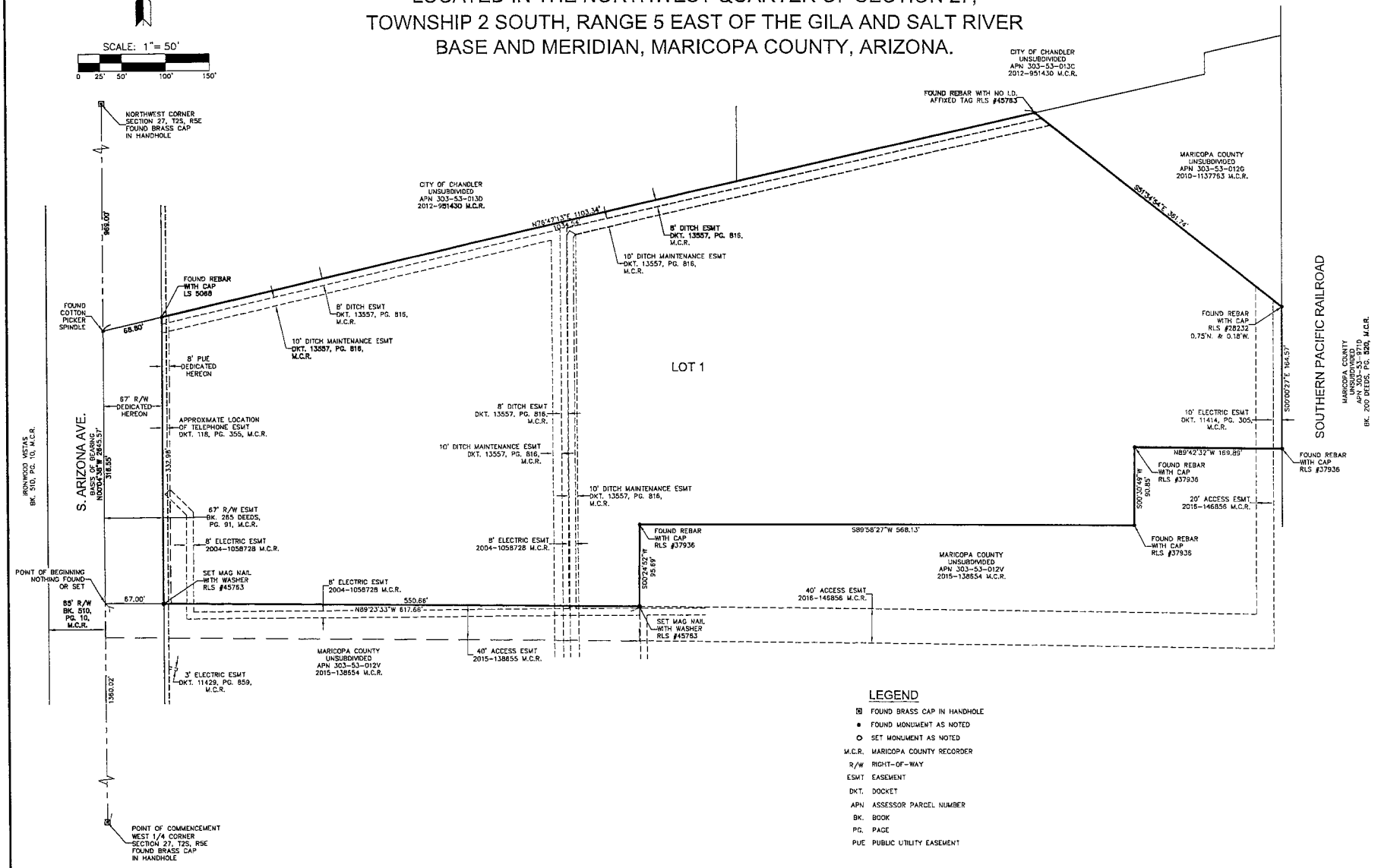
PROJ. NO:	14021
CAD FILE:	14021_FP
DATE:	2/22/16
DRAWN:	JV
SCALE:	N.T.S.

REVISIONS

FINAL PLAT
TOWER STORAGE, LLC

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SCALE: 1" = 50'
0 25' 50' 100' 150'



LEGEND

- FOUND BRASS CAP IN HANDHOLE
- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- M.C.R. MARICOPA COUNTY RECORDER
- R/W RIGHT-OF-WAY
- ESMT EASEMENT
- DKT. DOCKET
- APN ASSESSOR PARCEL NUMBER
- BK. BOOK
- PG. PAGE
- PUE PUBLIC UTILITY EASEMENT

LSRS LAND SURVEYING
4639 E. RED RANGE WAY
CAVE CREEK, AZ 85331
PHONE: (480) 980-6006
FAX: (480) 716-7668
INFO@LANDSURVEYSREVIEW.COM

FINAL PLAT
TOWER STORAGE, LLC
5205 S. ARIZONA AVENUE, CHANDLER, AZ

PROJ. NO:	14021
CAD FILE:	14021_FP
DATE:	2/22/16
DRAWN:	JV
SCALE:	1"=50'

REVISIONS

C.O.C. LOG NO. FPT16-0005

SHEET
2 of 2