

#78  
JUN 14 2007



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**

**Planning and Development – Staff Memo No. CC 07-132**

**DATE:** MAY 24, 2007

**TO:** MAYOR AND CITY COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER  
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR  
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR  
BOB WEWORSKI, PLANNING MANAGER

**FROM:** JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

**SUBJECT:** FPT07-0022 POLLACK CHANDLER CROSSING LOTS 1 THRU 3

Request: Final Plat approval

Location: Northeast corner of Chandler Boulevard and Cooper Road

Applicant: Superior Surveying Services, Inc.

Project Info: Approximately a 7 gross acre parcel

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan and PAD zoning, Staff recommends approval.

**BACKGROUND**

This request is for the master parcel map for the Pollack Chandler Crossing commercial retail center. The plat creates the lots, tracts, and easements necessary for the property's development.

**RECOMMENDED ACTION**

Staff recommends approval of the Final Plat subject to the following condition:

1. Approval by the City Engineer and Director of Planning and Development with regard to the details of all submittals required by code or condition.

**PROPOSED MOTION**

Move to approve Final Plat FPT07-0022 POLLACK CHANDLER CROSSING LOTS 1 THRU 3, per Staff recommendation.

**Attachment**

1. Final Plat

# FINAL PLAT OF POLLACK CHANDLER CROSSING LOTS 1 THRU 3

A REPLAT OF PARCEL 1 'PARK VILLAGE' AS RECORDED IN BOOK 546 OF MAPS,  
PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHWEST QUARTER OF  
SECTION 25, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE  
AND MERIDIAN MARICOPA COUNTY,  
ARIZONA

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, GLENDALE PLAZA, INC. AN ARIZONA CORPORATION, AS OWNER, HAS BOUNDDED UNDER THE NAME OF 'POLLACK CHANDLER CROSSING' LOCATED IN A PORTION OF SOUTHWEST QUARTER SECTION 25, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT THAT SAID PLAT SET FORTH THE LOCATION AND GIZES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAID PLAT AND THAT EACH LOT, TRACT, AND EASEMENT IS IDENTIFIED BY A NUMBER AND A DESCRIPTION OF SAID TRACT, LOT, TRACT, AND EASEMENT. GLENDALE PLAZA, INC., AN ARIZONA CORPORATION, AS OWNER HEREBY GRANTS TO THE CITY OF PHOENIX, ARIZONA, THE MAINTENANCE OF LANDSCAPING WITHIN THE ASSOCIATION OR ABUTTING PROPERTY OWNER. OWNER MUST PROVIDE FOR EASEMENT FOR VEHICULAR ACCESS TO THE CITY OF CHANDLER.

I, MY WITNESS HEREBY, GLENDALE PLAZA, INC., AN ARIZONA CORPORATION, AS OWNER, HAS SIGNED THIS INSTRUMENT OF DEDICATION OF SAID PLAT AND OFFICIAL WITNESSES HEREBY, MICHAEL A. POLLACK, MANAGING MEMBER, IS HERETOBY DULY AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007.

\_\_\_\_\_  
MICHAEL A. POLLACK, MANAGING MEMBER  
DATE \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF ARIZONA )  
COUNTY OF MARICOPA )  
I, \_\_\_\_\_, DAY OF \_\_\_\_\_ 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL A. POLLACK, WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF SAID PLAT, AND HE HAS DECLARED THAT HE HAS SIGNED THIS INSTRUMENT FOR THE SUBJECT PROPERTY, AND EXECUTED THIS INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

I, MY WITNESS HEREBY, I HAVE HERETOBY SET MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
NOTARY PUBLIC  
DATE \_\_\_\_\_

## LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED AS BENEVOLENT OF THAT CERTAIN DEED OF TRUST RECORDED IN MARICOPA COUNTY, ARIZONA, HEREBY CONFIRMS, APPROVES THIS PLAT, THE DEDICATION OF RESERVATIONS RECORDED COMMENTARILY HEREBY, AND EACH AND EVERY THEREIN CONTAINED.

I, MY WITNESS HEREBY, I HAVE HERETOBY SET MY HAND AND OFFICIAL SEAL

## ACKNOWLEDGMENT

STATE OF ARIZONA )  
COUNTY OF MARICOPA )  
I, \_\_\_\_\_, DAY OF \_\_\_\_\_ 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL A. POLLACK, WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF SAID PLAT, AND HE HAS DECLARED THAT HE HAS SIGNED THIS INSTRUMENT FOR THE SUBJECT PROPERTY, AND EXECUTED THIS INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

I, MY WITNESS HEREBY, I HAVE HERETOBY SET MY HAND AND OFFICIAL SEAL

**OWNER**  
GLENDALE PLAZA, INC.  
1501 W. BASKIN ROAD  
PHOENIX, ARIZONA 85016  
PAX: (602)895-0888  
FAX: (602)895-0888  
MOBILE: (480)891-7711  
MICHAEL POLLACK

**DEVELOPER**  
POLLACK CHANDLER CROSSING LOTS 1 THRU 3  
2231 E. THOMAS ROAD  
PHOENIX, ARIZONA 85016  
PAX: (602)851-0488  
DATE: 08/20/06

**SURVEYOR**  
SUPERIOR SURVEYING SERVICES INC.  
2145 N. 29TH AVENUE  
PHOENIX, ARIZONA 85016  
PAX: (602)858-0273  
DANA S. KLEN

**LEGAL DESCRIPTION**  
PARCEL 1 OF PARK VILLAGE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 546 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA, AND RECORDED JUNE 14, 2002 AS 2002-0809174 OF OFFICIAL RECORDS AND RECORDED JUNE 14, 2002 AS 2002-0809174 OF OFFICIAL RECORDS.

**FLOOD PLAN CERTIFICATION**

THE SUBJECT PROPERTY IS LOCATED IN ZONE X, ZONE 2, IS SUBJECT TO ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD AND AREAS INDICATED BY LINES FROM 1% ANNUAL CHANCE FLOOD.

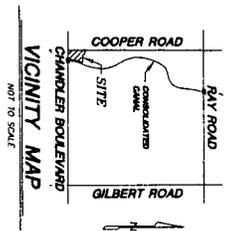
**AREA TABLE**

LOT 1 GROSS	120.00 SQ. FT.	3,214 SQUARE FEET
LOT 1 NET	120.00 SQ. FT.	3,214 SQUARE FEET
LOT 2 GROSS	120.00 SQ. FT.	3,214 SQUARE FEET
LOT 2 NET	120.00 SQ. FT.	3,214 SQUARE FEET
LOT 3 GROSS	120.00 SQ. FT.	3,214 SQUARE FEET
LOT 3 NET	120.00 SQ. FT.	3,214 SQUARE FEET
LOT 4 GROSS	120.00 SQ. FT.	3,214 SQUARE FEET
LOT 4 NET	120.00 SQ. FT.	3,214 SQUARE FEET
TOTAL GROSS	480.00 SQ. FT.	12,856 SQUARE FEET
TOTAL NET	480.00 SQ. FT.	12,856 SQUARE FEET

**APPROVALS**

THE CITY OF PHOENIX HAS REVIEWED THIS PLAT AND FINDS IT TO BE IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE CITY OF PHOENIX, ARIZONA, AND THE CITY OF CHANDLER, ARIZONA. THE CITY OF CHANDLER, ARIZONA HAS REVIEWED THIS PLAT AND FINDS IT TO BE IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE CITY OF CHANDLER, ARIZONA. THE CITY OF CHANDLER, ARIZONA HAS REVIEWED THIS PLAT AND FINDS IT TO BE IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE CITY OF CHANDLER, ARIZONA.

\_\_\_\_\_  
CITY CLERK  
DATE \_\_\_\_\_



- NOTES**
- THE BASIS OF DESIGN IS THE MONUMENT LINE OF CHANDLER BOULEVARD, ALSO BEARING OF NORTH 89 DEGREES 41 MINUTES 38 SECONDS WEST PER THE PLAT OF PARK VILLAGE, BOOK 546 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA, RECORDED JUNE 14, 2002 AS 2002-0809174 OF OFFICIAL RECORDS.
  - ALL TITLE RESERVATION AND THE DESCRIPTION SHOWN IS BASED ON A COMMITMENT NUMBER NCS-728294, DATED NOVEMBER 19, 2004.
  - THE OWNER TO DESIGNATE A PRIVATE CROSS ACCESS EASEMENT FOR POINTE AND DUNDAS CREEK, AND ACROSS THE SUBJECT PROPERTY FOR THE MUTUAL BENEFIT OF ALL LOTS, THE EASEMENT IS NECESSARY AND RUNS WITH THE LAND.
  - CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
  - NO STRUCTURES OR REGISTRATION OF ANY KIND THAT WOULD OBSTRUCT THE FLOW OF WATER THROUGH THE EASEMENTS SHALL BE CONSTRUCTED, PLACED OR ALLOWED TO REMAIN WITHIN THE EASEMENTS.
  - IF ANY PERSONS FURNISHING INFORMATION FROM AREA TRACTS (778-0809174) SHALL BE PERSONS FURNISHING INFORMATION FROM THE COMMON AREA TRACTS, THE SOURCE OF INFORMATION WATER FOR THE COMMON AREA TRACTS SHALL BE RECLAIMED WATER CONSTRUCTION IN THE SUBDIVISION AREAS. THE TRACTS (778-0809174) SHALL, CHANGE THE COMMON AREA TRACTS TO BE COMMON AREA TRACTS. THE TRACTS (778-0809174) SHALL, CHANGE THE COMMON AREA TRACTS TO BE COMMON AREA TRACTS. THE TRACTS (778-0809174) SHALL, CHANGE THE COMMON AREA TRACTS TO BE COMMON AREA TRACTS.
  - QUALITY NEEDED TO SUPPORT SUCH COMMON AREA TRACTS IS AVAILABLE, THEN AREA TRACTS (778-0809174) SHALL, CHANGE THE COMMON AREA TRACTS TO BE COMMON AREA TRACTS. THE TRACTS (778-0809174) SHALL, CHANGE THE COMMON AREA TRACTS TO BE COMMON AREA TRACTS.
  - ALSO SELL OR TRANSFER AT THE OPTION OF THE PARTY, ACCORDING TO THE HEREIN, THE TRACTS (778-0809174) SHALL, CHANGE THE COMMON AREA TRACTS TO BE COMMON AREA TRACTS.
  - VEHICULAR EASEMENT ESTABLISHED. ANY OBJECT THAT OBSTRUCTS, HINDERS OR INTERFERES WITH THE FLOW OF WATER SHALL BE REMOVED WITHIN THE PERIOD OF 90 DAYS FROM THE DATE OF NOTICE. THE PERIOD SHALL BE 90 DAYS FROM THE DATE OF NOTICE, NOT LESS THAN 90 DAYS.

**CERTIFICATION**

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENT LINE IS TO BE SET ON THE GROUND AS SHOWN ON THE PLAT AND THE MONUMENT LINE IS TO BE SET ON THE GROUND AS SHOWN ON THE PLAT AND THE MONUMENT LINE IS TO BE SET ON THE GROUND AS SHOWN ON THE PLAT.

MAY 11, 2007  
DANA S. KLEN  
SUPERIOR SURVEYING SERVICES INC.  
PHOENIX, AZ 85027



**Superior Surveying Services, Inc.**  
Professional Land Surveying License #8927  
2145 N. 29TH AVENUE, PHOENIX, ARIZONA 85016  
Phone: (602) 858-0273 Fax: (602) 858-0726

FINAL PLAT OF  
POLLACK CHANDLER CROSSING LOTS 1 THRU 3

DATE	DATE	SHEET	1 OF 2
DATE	DATE	SHEET	6 OF 6
DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE

