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#9

JUN 14 2007

MEMORANDUM

Real Estate - Council Memo No. RE 07-348

DATE: JUNE 14, 2007

TO: MAYOR AND COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DANIEL W. COOK, ACTING PUBLIC WORKS DIRECTOR
MIKE NORMAND, ACTING ASSISTANT PUBLIC WORKS DIRECTOR/
TRANSPORTATION AND OPERATIONS

FROM: ERICH KUNTZE, REAL ESTATE OPERATIONS COORDINATOR

SUBJECT: RESOLUTION NO. 4066, AUTHORIZING AND APPROVING THE RELEASE OF TWO DRAINAGE EASEMENTS THAT ARE NO LONGER NEEDED FOR THE COUNTRYWIDE HOME LOANS, INC.'S EXPANSION PROJECT, LOCATED AT THE NORTHWEST CORNER OF FRYE ROAD AT ELLIS STREET.

RECOMMENDATION: Staff recommends that Council pass and adopt Resolution No. 4066 authorizing and approving the release of two drainage easements that are no longer needed for the Countrywide Home Loans Inc.'s expansion project, located at the northwest corner of Frye Road at Ellis Street.

BACKGROUND/DISCUSSION: Countrywide Home Loans Inc. has requested that the City of Chandler extinguish two drainage easements with a gross surface area of 15,325 square feet for a portion of its Frye Road campus. These drainage easements are no longer required because the approved design plans for this expansion provides for adequate retention and drainage reconfigured under a new design. This site is currently undergoing expansion along with new development. The planned onsite improvements provide for the half street runoff from both Frye Road and Ellis Street and will direct storm water to new onsite retention basins and underground tanks.

The requestor has paid a \$500 processing fee. Staff has confirmed these drainage easements are no longer needed for the new civil design.

City staff verified that the extinguishment of these drainage easements will not impact any utilities.

FINANCIAL IMPLICATIONS:

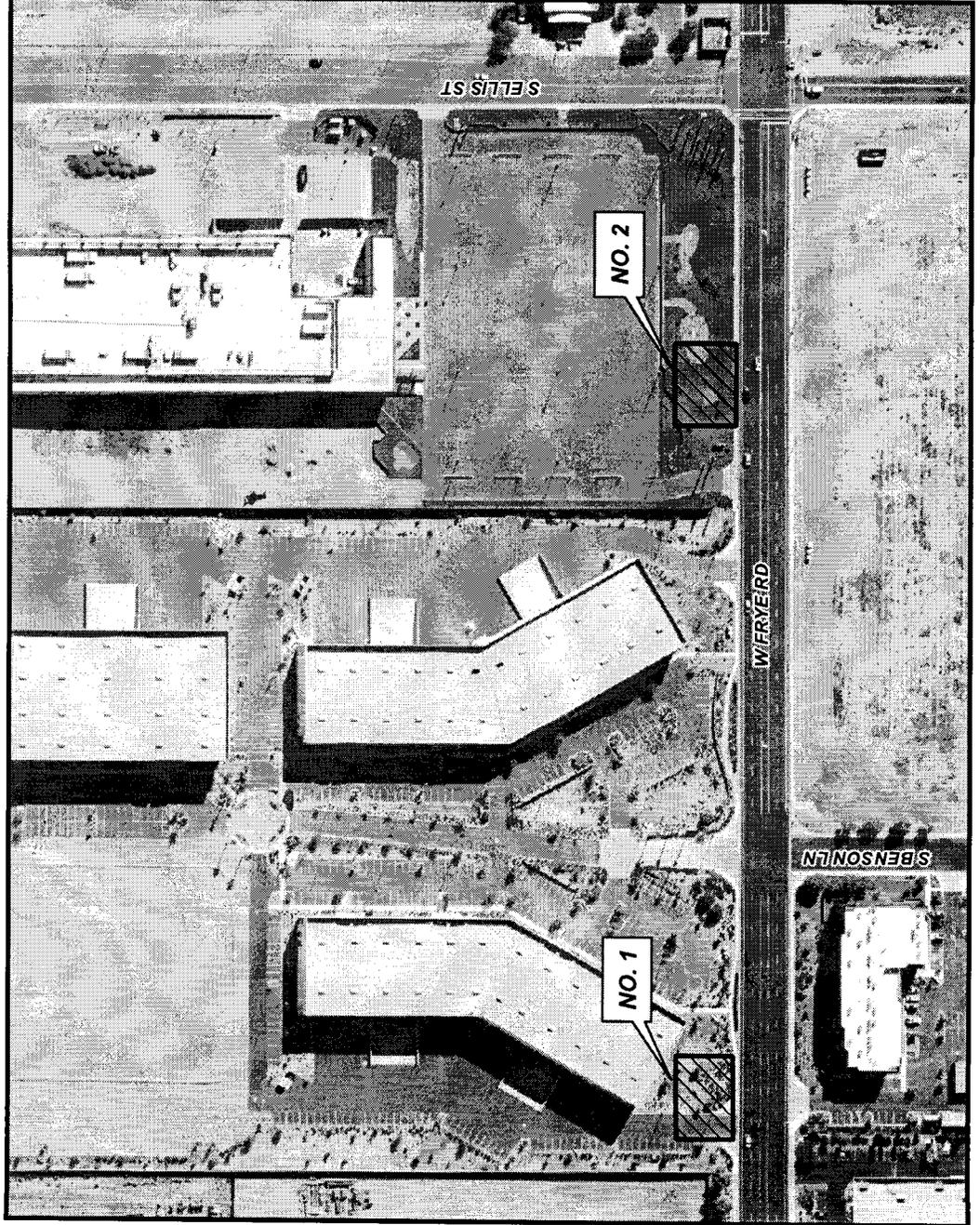
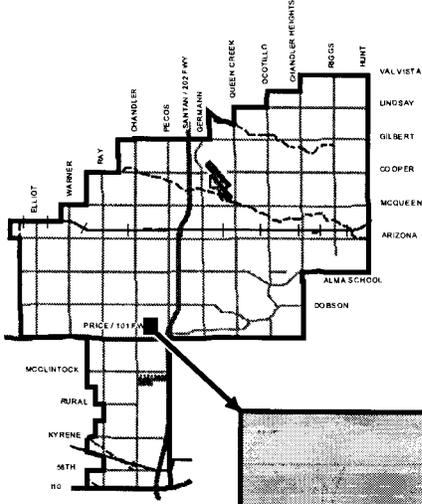
Cost:	N/A
Savings:	N/A
Long Term Costs:	N/A

PROPOSED MOTION: Move that Council pass and adopt Resolution No. 4066, authorizing and approving the release of two drainage easements that are no longer needed for the Countrywide Home Loans, Inc.'s expansion project, located at the northwest corner of Frye Road at Ellis Street.

Attachments:	Location Map Resolution No. 4066
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RELEASE OF TWO RETENTION AND DRAINAGE EASEMENTS



MEMO NO. RE07-348

RESOLUTION NO. 4066



RETENTION AND
DRAINAGE EASEMENTS



NTS
Chandler

RESOLUTION NO. 4066

A RESOLUTION OF THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING THE RELEASE OF TWO DRAINAGE EASEMENTS THAT ARE NO LONGER NEEDED FOR A PORTION OF COUNTRYWIDE HOME LOANS, INC.'S EXPANSION PROJECT, LOCATED AT THE NORTHWEST CORNER OF FRYE ROAD AT ELLIS STREET.

WHEREAS, the City of Chandler was granted drainage easements in 1987 as part of construction of Improvement District No. 53 as described in Exhibit "A", attached hereto and incorporated herein by reference ("Drainage Easement No. 1 and No. 2"), which covers a portion of Assessor parcel numbers 303-24-019A and 303-24-019E; and,

WHEREAS, pursuant to approved site development plans for the Countrywide Home Loans, Inc.'s new Frye Road campus, the drainage facilities have been moved to a new location within the expanded property making the 1987 drainage easements unnecessary;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. That the City of Chandler is authorized to release the Drainage Easements upon the property as described in the attached Exhibit "A".

Section 2. The document used to release the drainage easements shall be in the form as approved by the City Attorney.

Section 3. That the Mayor of the City of Chandler is authorized to execute and deliver all documents necessary to effect the release of the above described Drainage Easements.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2007.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4066 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2007, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *GAB*

EXHIBIT "A"

Release of Retention and Drainage Basin Easement

An easement for roadway retention basins situated in the southeast quarter of the northwest quarter of Section 31, T1S, R5E, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

- No. 1 The north 78.0 feet of the south 110 feet of the west 102 feet of the east 1,312.66 feet of said southeast quarter of the northwest quarter.

Except: The north 7.0 feet of the south 40.0 feet of the east 62.0 feet of the west 104.31 feet.

Approximate Area: 7,522.0 square feet, more or less

- No. 2 The north 76.5 feet of the south 111.5 feet of the west 102 feet of the east 422.66 feet of said southeast quarter of the northwest quarter.

Approximate Area: 7,803.0 square feet, more or less

ID No. 53.; as per MCR Doc. # 87 350462; recorded 6.03.1987