



Chandler • Arizona
Where Values Make The Difference

#83
JUN 28 2007

MEMORANDUM Planning and Development – CC Memo No. 07-156

DATE: JUNE 6, 2007
TO: MAYOR AND CITY COUNCIL
THRU: W. MARK PENTZ, CITY MANAGER
 DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
 JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR
FROM: BOB WEWORSKI, PLANNING MANAGER
SUBJECT: PPT07-0017 ALMA-ELLIOT BUSINESS CENTER

Request: Preliminary Condominium Plat approval
Location: Northwest corner of Elliot and Alma School Roads
Applicant: Survey Innovation Group, Inc.
Project Info: 5-unit, 8,680 sq. ft. commercial building on approximately 1.1 acres

RECOMMENDATION

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

BACKGROUND

The Preliminary Condominium Plat is proposed to divide the ownership of an existing commercial building into separate units. The plat also creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PLANNING COMMISSION VOTE REPORT

Motion to Approve. In Favor: 5 Opposed: 0 Absent: 2 (Irby, Anderson)

PROPOSED MOTION

Motion to approve Preliminary Plat PPT07-0017 ALMA-ELLIOT BUSINESS CENTER, per Planning Commission and Staff recommendation.

Attachment

- 1. Preliminary Condominium Plat

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS,

THAT JACQUE S. LUC, AN ARIZONA LIMITED LIABILITY COMPANY, AND JACQUE S. LUC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, DO HEREBY DEDICATE THIS CONDOMINIUM PLAN, AS A TRACT OF LOT 3 OF OSCO NO. 19-2299, ACCORDING TO BOOK 466 OF MAPS, PAGE 2, FILED OVER A PORTION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF MARICOPA COUNTY, ARIZONA, AS SHOWN AND DESCRIBED HEREON, AND HEREBY DECLARES THAT SAID CONDOMINIUM OF THE UNITS AND THAT SAID UNIT SHALL BE KNOWN BY THE NUMBER SHOWN TO BE SHOWN ON THE PLAT. TRACT "A" SHALL BE FOR THE USE OF THE MEMBERS OF ALMA-ELLIOT BUSINESS CENTER CONDOMINIUM ASSOCIATION, AS MORE FULLY SET FORTH IN THE CONDOMINIUM DECLARATION FOR ALMA-ELLIOT BUSINESS CENTER, ALL PROPERTY, UTILITIES AND FACILITIES PROVIDED TO BE MAINTAINED BY THE ALMA-ELLIOT BUSINESS CENTER CONDOMINIUM ASSOCIATION ARE HEREBY PLATED AS COMMON ELEMENTS WITH AN UNDIVIDED INTEREST OWNED IN HERETO DIVIDED TO THE CITY OF CHANDLER, A BENCHMARK EVIDENT UPON, ACCESS, OVER AND UNDER TRACT "A", FOR BUSINESS, EXPRESS OR IMPROVED VEHICLES. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE DUTY OF THE ALMA-ELLIOT BUSINESS CENTER CONDOMINIUM ASSOCIATION OR SUCH OTHER PARTY.

JACQUE S. LUC, AN ARIZONA LIMITED LIABILITY COMPANY HAS HERETO CAUSED ITS NAME TO BE PRINTED AND SIGNED BY _____ DAY OF _____ 20____.

JACQUE S. LUC, AN ARIZONA LIMITED LIABILITY COMPANY HAS HERETO CAUSED ITS NAME TO BE PRINTED AND SIGNED BY _____ DAY OF _____ 20____.

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____

WHO KNOWLEDGED SET TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WHEREIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE FOREGOING TRACTOR COMPANY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL. _____

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____

WHO KNOWLEDGED SET TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WHEREIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE FOREGOING TRACTOR COMPANY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL. _____

LIEN HOLDER'S RATIFICATION

KNOW ALL MEN BY THESE PRESENTS,

THAT THE UNDERSIGNED, AS SURETY OF THAT CERTAIN DEED OF TRUST RECORDED IN OCT. NO. 2001-088888, HAS HEREBY RATIFIED THE FOREGOING INSTRUMENT FOR THE FOREGOING TRACTOR COMPANY.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS _____ DAY OF _____ 20____.

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED _____ WHO KNOWLEDGED SET TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WHEREIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE FOREGOING TRACTOR COMPANY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL. _____

**A PRELIMINARY CONDOMINIUM PLAT
ALMA-ELLIOT BUSINESS CENTER,
A CONDOMINIUM**

A REPLAT OF LOT 3 OF OSCO NO. 19-2299, ACCORDING TO BOOK 466 OF MAPS, PAGE 2, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES

- 1. THE LOCATION AND DIMENSIONS OF THE BUILDINGS AND UNITS AS SHOWN ON THE PLAT LOCATION AND DIMENSIONS OF THE BUILDINGS AND UNITS MAY VARY FROM THE LOCATION AND DIMENSIONS OF THE BUILDING AND UNITS AS SHOWN ON THIS PLAT.
- 2. THE HORIZONTAL AND VERTICAL LIMIT DIMENSIONS ARE IN ACCORDANCE WITH THE ALMA-ELLIOT BUSINESS CENTER CONDOMINIUM DECLARATION FOR ALMA-ELLIOT BUSINESS CENTER, A CONDOMINIUM TO BE RECORDED WITH THE MARICOPA COUNTY RECORDS.
- 3. ALL BUILDING LINES SHOWN ON SHEET 2 ARE PARALLEL OR PERPENDICULAR TO EACH OTHER.
- 4. THERE ARE NO EXISTING VISIBLE ENCROACHMENTS OF ANY PORTION OF THIS PROJECT.
- 5. THE PHYSICAL BOUNDARIES OF THE CONDOMINIUM UNITS ARE AS FOLLOWS: (A) THE PHYSICAL BOUNDARIES OF THE UNIT (0) THE LOWER HORIZONTAL BOUNDARY IS THE UNDIVIDED SURFACE OF THE FLOOR SLAB; AND (B) THE UPPER HORIZONTAL BOUNDARY IS THE PLATE DECKED BY ELIMINATING THE COMMON ELEMENTS IN THE CONDOMINIUM DECLARATION FOR ALMA-ELLIOT BUSINESS CENTER, A CONDOMINIUM, THAT IS BEING RECORDED HERewith.
- 6. LANDSCAPING SHALL BE MAINTAINED BY THE ALMA-ELLIOT BUSINESS CENTER CONDOMINIUM ASSOCIATION.
- 7. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- 8. THE RECREATION IS LOCATED IN THE CITY OF CHANDLER WATER SERVICE AREA, AND HAS BEEN RESERVED AS HAVING AN ASSIGNED WATER SPURT.
- 9. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE WATER SERVICE AND UTILITY EXCEPTS EXCEPT PLUMBING OR PLUMBING AS DESIGNATED BY APPROVED LANDSCAPING PLANS.
- 10. CONSTRUCTION WITHIN UTILITY EXCEPTS SHALL BE LIMITED TO UTILITIES, FENCES AND SIGNAGE.
- 11. THE MAINTENANCE OF ALL EXCEPTS SHALL BE THE RESPONSIBILITY OF ALMA-ELLIOT BUSINESS CENTER CONDOMINIUM OWNERS ASSOCIATION.
- 12. THE UNIT NUMBERS SHOWN ON THIS PLAT ARE NOT TO BE MISCONSTRUED AS SITE NUMBERS ASSIGNED BY THE CITY FOR ADDRESSING PURPOSES.
- 13. THE ALMA-ELLIOT BUSINESS CENTER CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR THE LOCATION OF LANDSCAPING THAT IS PART OF THE COMMON ELEMENTS THE SCOPE OF WHICH IS DESCRIBED IN THE CONDOMINIUM DECLARATION FOR ALMA-ELLIOT BUSINESS CENTER, A CONDOMINIUM, THAT IS BEING RECORDED HERewith. THE PLANTING SHALL BE MAINTAINED BY THE ALMA-ELLIOT BUSINESS CENTER CONDOMINIUM ASSOCIATION.
- 14. ALL COMMON ELEMENTS SHALL BE MAINTAINED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER. THE COMMON ELEMENTS SHALL BE MAINTAINED WITHIN THE SCOPE OF THE DEEDS TRANSFERRING DIMENSIONS OF UNITS IN THE CONDOMINIUM, THE COMMON ELEMENTS SHALL BE MAINTAINED WITHIN THE SCOPE OF THE COMMON ELEMENTS.

OWNERS' ASSOCIATION RATIFICATION

ON THIS _____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED _____ WHO KNOWLEDGED SET TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WHEREIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE FOREGOING TRACTOR COMPANY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL. _____

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED _____ WHO KNOWLEDGED SET TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WHEREIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE FOREGOING TRACTOR COMPANY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL. _____

ACKNOWLEDGMENT

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IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL. _____

OWNER

JACQUE S. LUC & JACQUE S. LUC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, DO HEREBY DEDICATE THIS CONDOMINIUM PLAN, AS A TRACT OF LOT 3 OF OSCO NO. 19-2299, ACCORDING TO BOOK 466 OF MAPS, PAGE 2, FILED OVER A PORTION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF MARICOPA COUNTY, ARIZONA.

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - SITE PLAN (GENERAL DIMENSION PLAN, HORIZONTAL & VERTICAL BOUNDARY DETAILS) AND ARE THERE

LEGAL DESCRIPTION

PARCEL NO. 1
LOT 3 OF OSCO NO. 19-2299, ACCORDING TO THE PLAT OF RECORD IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 466 OF MAPS, PAGE 2.

BENCHMARK

THE POINT OF BEGINNING FOR THE BENCHMARK IS THE INTERSECTION OF THE CENTER LINE OF THE TRANSMISSION TOWER #21, BETWEEN QUADRAVE RD. AND ELLIOT RD. FIRST TOWER EAST OF ALMA SCHOOL RD. 80' SOUTH OF QUADRAVE RD.

BASIS OF BEARING

ALMA SCHOOL ROAD BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON SHEET 1 OF THIS PLAT IN BOOK 466, PAGE 2, MAP.

SURVEYOR'S CERTIFICATION

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

JASON EGGERT
REGISTERED LAND SURVEYOR NO. 38833

CERTIFICATIONS

THIS IS TO CERTIFY THAT ALL UNITS AND COMMON ELEMENTS SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH THE ALMA-ELLIOT BUSINESS CENTER CONDOMINIUM DECLARATION FOR ALMA-ELLIOT BUSINESS CENTER, A CONDOMINIUM TO BE RECORDED WITH THE MARICOPA COUNTY RECORDS.

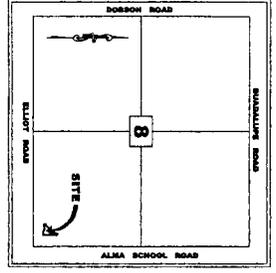
PLANNING DIRECTOR
DATE _____

CITY ENGINEER
DATE _____

APPROVALS

APPROVED BY THE COMMISSIONER OF THE CITY OF CHANDLER, ARIZONA THIS _____ DAY OF _____ 20____.

BY: _____ CITY CLERK

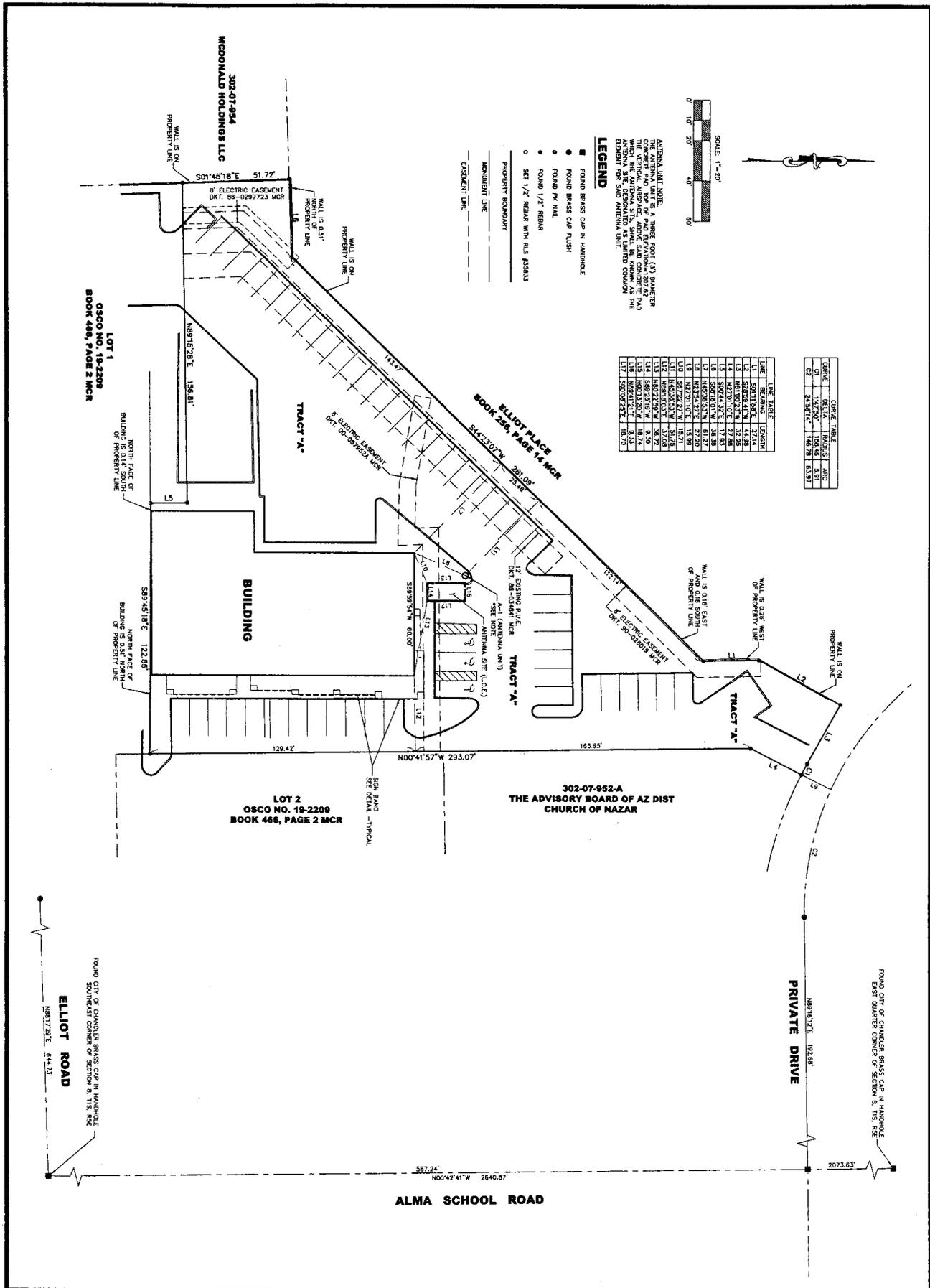


VICINITY MAP
NOT TO SCALE

**A PRELIMINARY CONDOMINIUM PLAT
ALMA-ELLIOT BUSINESS CENTER,
A CONDOMINIUM
CHANDLER, ARIZONA**

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

16414 N. 91ST STREET
SUITE 102
SCOTTSDALE, AZ 85260
PHONE (480) 922-0780
FAX (480) 922-0781



- LEGEND**
- FOUND BRASS CAP IN HANDHOLE
 - FOUND BRASS CAP FLUSH
 - FOUND P.V. NAIL
 - FOUND 1/2" REBAR
 - SET 1/2" REBAR WITH RLS ASSEMBLY
- PROPERTY BOUNDARY
 MONUMENT LINE
 EASEMENT LINE

ADDITIONAL UNIT NOTE:
 THE ANTENNA UNIT IS A THREE FOOT (3') DIAMETER
 CONCRETE ANTENNA UNIT. THE ANTENNA UNIT IS
 THE VERTICAL ANTENNA. ABOVE SAID CONCRETE PAD
 ANTENNA SITE IS REPRESENTED AS LATER FORM AND
 ELEVATION FOR SAID ANTENNA UNIT.

LINE	BEARING	LENGTH
L1	S01°15'58"E	32.14
L2	S82°58'11"W	17.85
L3	N02°01'41"E	17.85
L4	N02°01'41"E	37.88
L5	S02°13'27"E	17.85
L6	N08°08'53"W	61.27
L7	N02°34'27"E	27.20
L8	N02°34'27"E	27.20
L9	N02°34'27"E	15.09
L10	N02°34'27"E	15.09
L11	N45°25'53"W	57.75
L12	N08°08'53"W	17.08
L13	N02°34'27"E	15.09
L14	S02°22'51"W	15.09
L15	N00°31'30"W	61.73
L16	N02°34'27"E	15.09
L17	S02°02'22"E	15.09

CHANGE TABLE

DATE	BY	REASON	ARC
02/20/07	AS	166.78	63.97
02/20/07	AS	166.78	63.97

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>DRAWING NAME: ALMA-ELLIOTT BUSINESS CENTER, A CONDOMINIUM CHANDLER, ARIZONA</p> <p>DATE: 2/20/07 SCALE: 1"=20' SHEET: 2 OF 3</p>	NO.	DATE	BY	DESCRIPTION					<p>A PRELIMINARY CONDOMINIUM PLAT ALMA-ELLIOTT BUSINESS CENTER, A CONDOMINIUM CHANDLER, ARIZONA</p>	<p>SIG SURVEY INNOVATION GROUP, INC Land Surveying Services</p> <p>16414 N. 91ST STREET SUITE 102 SCOTTSDALE, AZ 85260 PHONE (480) 922-0780 FAX (480) 922-0781</p>
NO.	DATE	BY	DESCRIPTION							

C.O.C. LOG NO. CPT _____
PPT07-0017

