



Chandler • Arizona
Where Values Make The Difference

#58

AUG 09 2007

MEMORANDUM

Planning and Development – CC Memo No. 07-187

DATE: JULY 27, 2007

TO: MAYOR AND CITY COUNCIL

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

[Handwritten initials and signatures: WMP, DB, JK, BW]

FROM: KEVIN MAYO, PRINCIPAL PLANNER *KM*

SUBJECT: FPT06-0065 LAYTON LAKES PHASE 2B

Request: Final Plat (FPT) approval for an approximate 342-acre master planned community

Location: SEC of Queen Creek and Gilbert Roads

Project Info: Approximate 342-acres

Applicant: Lennar Communities
Jeff Gunderson

RECOMMENDATION

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

BACKGROUND

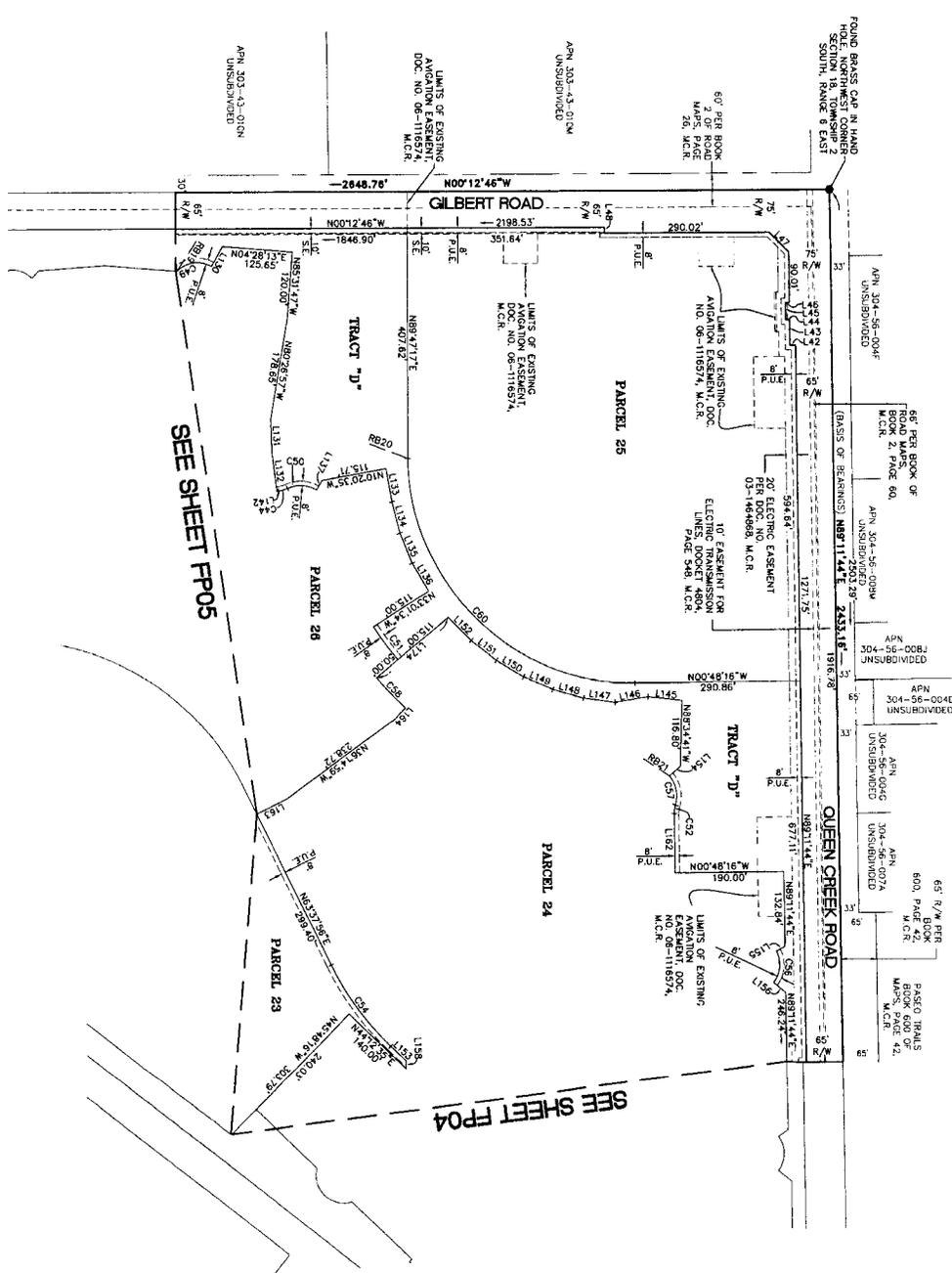
The Final Plat is for an approximate 342-acre master planned community on property located at the southeast corner of Queen Creek and Gilbert Roads. The final plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

Move to approve the Final Plat FPT06-0065 LAYTON LAKES PHASE 2B, as per Staff recommendation.

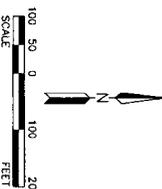
Attachment

- 1. Final Plat



SEE SHEET FP03

SEE SHEET FP04



- LEGEND**
- ELS EASEMENT LINE TABLE NUMBER
 - SE SIDEWALK EASEMENT
 - M.C.R. MARICOPA COUNTY RECORDS
 - APN ASSESSOR'S PARCEL NUMBER
 - R/W RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - V.A.L.E. VEHICULAR NON-ACCESS EASEMENT
 - R.W.C.D. ROOSEVELT WATER CONSERVATION DISTRICT
 - V.T.E. VISIBILITY TRIANGLE EASEMENT
 - C2 CURVE TABLE NUMBER
 - U3 LINE TABLE NUMBER
 - 894 RADIAL BEARING TABLE NUMBER
 - SHEET MATCHLINE
 - SUBDIVISION BOUNDARY
 - RIGHT OF WAY LINE
 - CENTRELINE
 - EASEMENT LINE
 - LOT OR TRACT LINE
 - SECTION LINE
 - EXISTING RIGHT OF WAY
- * SET BRASS CAP PUSH PER MAG OIL 120-1
 - ▲ SUBDIVISION CORNER (SET 1/2" REBAR UNLESS OTHERWISE NOTED)
 - SECTION CORNER (TYPE AS SHOWN)

COUNTY RECORDER

C.O.C. LOC NO. FPT 06-0085

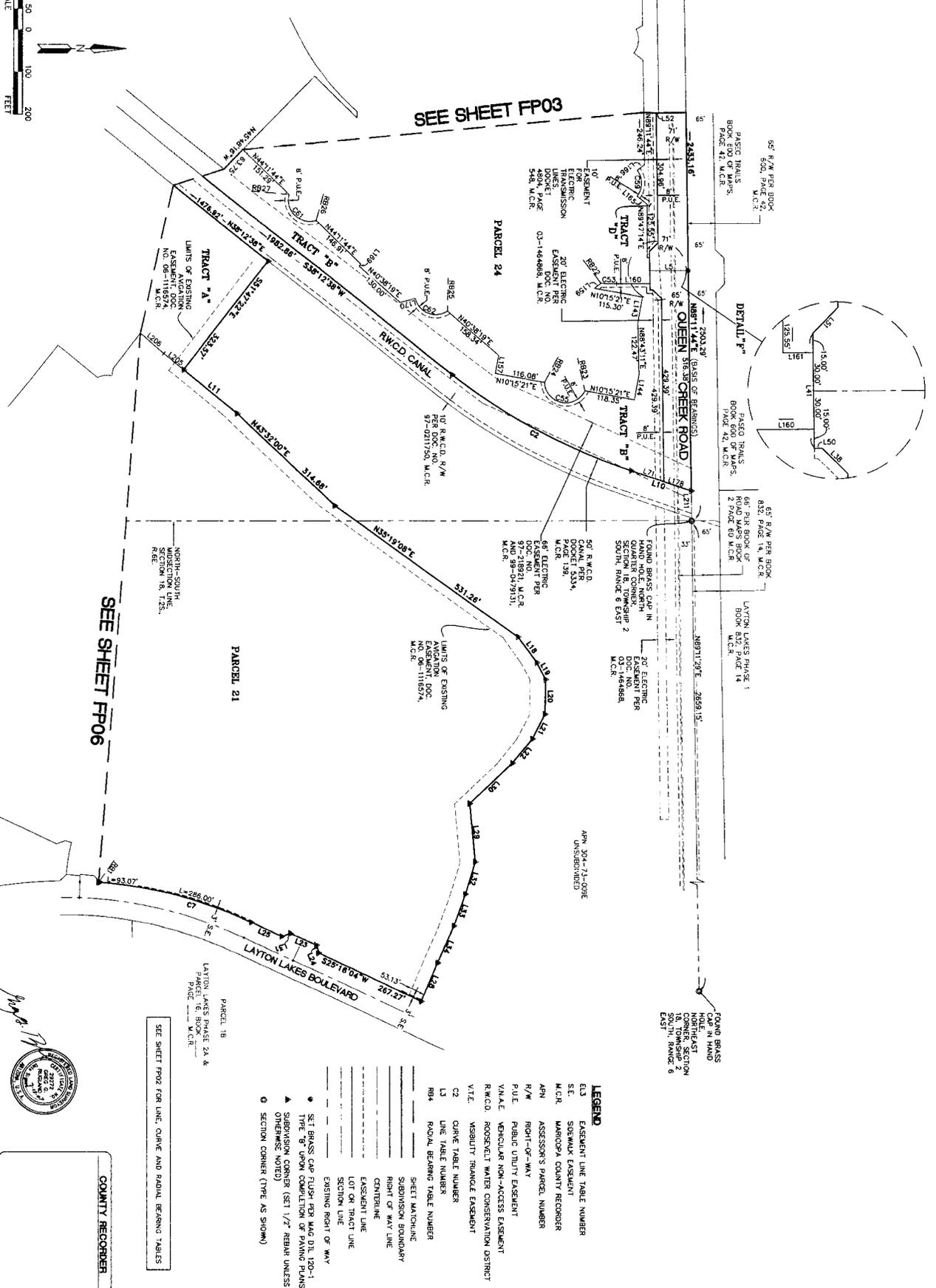
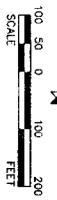
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| DWG. NO. | CMX PROJ: 7396 | DATE: MAR 2007 | SCALE: 1" = 100' |
| DESIGNED: CMX | DRAWN: RAZ | APPROVED: GGR | |
| REV. | | | |
| FP03 | | | |
| SHT. 03 OF 8 | | | |

LAYTON LAKES PHASE 2B
 SEC QUEEN CREEK RD & GILBERT RD
 CHANDLER, ARIZONA

FINAL PLAT



EAST VALLEY OFFICE
 3100 WEST RAY RD., STE. 201
 CHANDLER, AZ 85226
 PHONE: (480) 648-1900
 FAX: (480) 648-1918



SEE SHEET FP06

SEE SHEET FP03

SEE SHEET FP03 FOR LINE, CURVE AND RADIAL BEARING TABLES

- LEGEND**
- EL3 EASEMENT LINE TABLE NUMBER
 - SE1 SIDEWALK EASEMENT
 - MCR MARICOPA COUNTY RECORDER
 - APN ASSESSOR'S PARCEL NUMBER
 - R/W RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - V.A.N.E. VEHICULAR NON-ACCESS EASEMENT
 - R.W.C.D. ROOSEVELT WATER CONSERVATION DISTRICT
 - V.I.E. VISIBILITY TRIANGLE EASEMENT
 - C2 CURVE TABLE NUMBER
 - L3 LINE TABLE NUMBER
 - RB4 RADIAL BEARING TABLE NUMBER
 - SHEET MATCHLINE
 - SUBDIVISION BOUNDARY
 - RIGHT OF WAY LINE
 - CENTRELINE
 - EASEMENT LINE
 - LOT OR TRACT LINE
 - SECTION LINE
 - EXISTING RIGHT OF WAY
 - SET BRASS CAP FLUSH PER MAG D.T.L. 120-1
 - TYPE 'B' UPON COMPLETION OF PAVING PLANS
 - SUBDIVISION CORNER (SET 1/2" REBAR UNLESS OTHERWISE NOTED)
 - SECTION CORNER (TYPE AS SHOWN)

C.O.C. LOG NO. FPT 06-0065

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| DESIGNED: CMX | DRAWN: RAZ | APPROVED: GGR | |
| REV. | | | |
| FP04 | | | |
| SHT. 04 OF 8 | | | |

LAYTON LAKES PHASE 2B
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 CHANDLER, ARIZONA

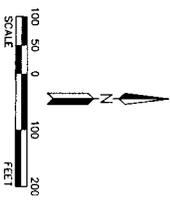
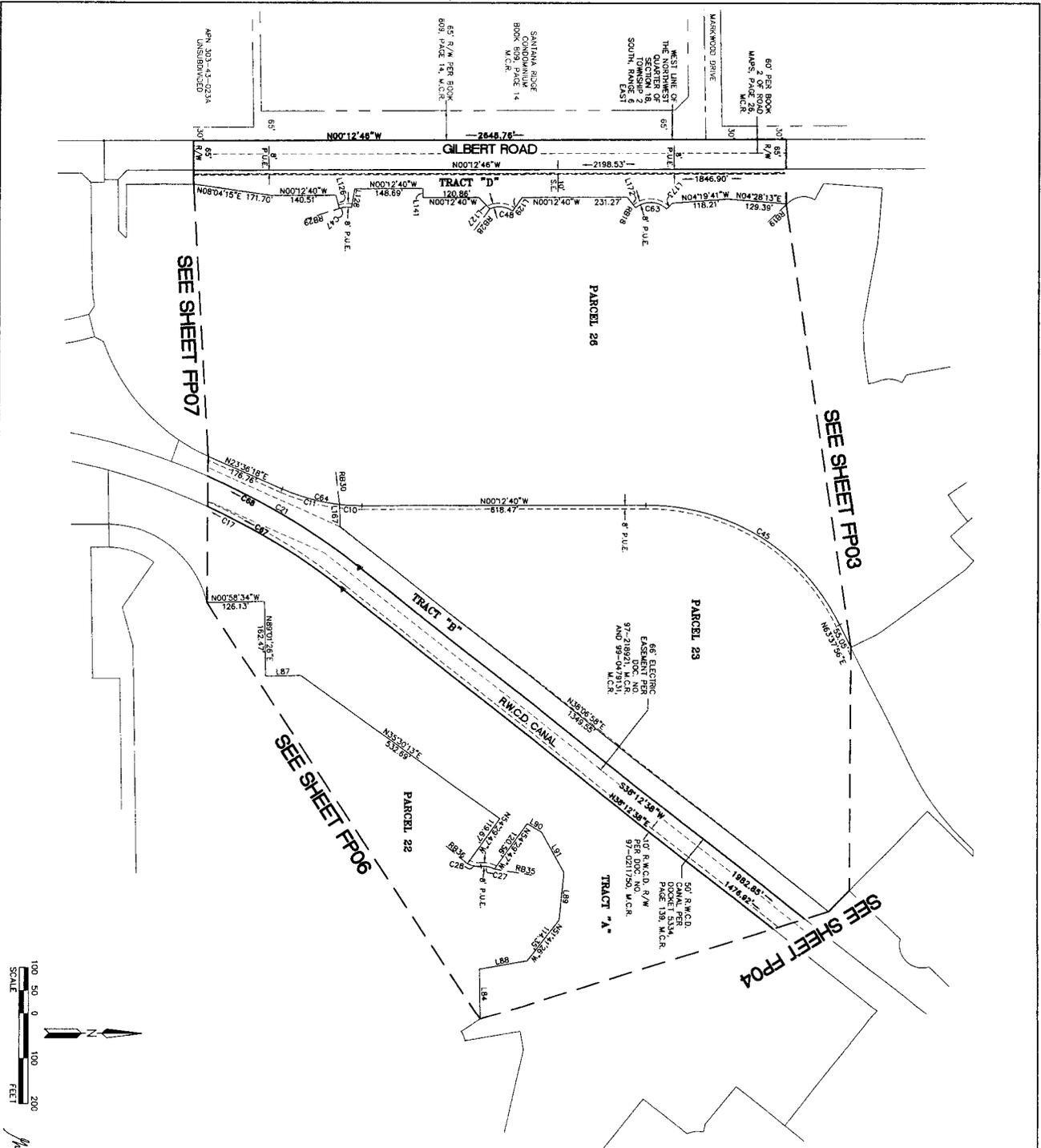
FINAL PLAT



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COUNTY RECORDER



COUNTY RECORDER

SEE SHEET FP03 FOR LINE, CURVE AND RADIAL BEARING TABLES

- LEGEND**
- E/D EASEMENT LINE TABLE NUMBER
 - S/E SIDEWALK EASEMENT
 - M/C/M MARKWOOD COUNTY RECORDER
 - A/P/N ASSESSOR'S PARCEL NUMBER
 - R/W RIGHT-OF-WAY
 - P.U.E PUBLIC UTILITY EASEMENT
 - V/A/AE VENTURAR NON-ACCESS EASEMENT
 - R/C/D ROOSEVELT WATER CONSERVATION DISTRICT
 - V/I/E VISIBILITY TRIANGLE EASEMENT
 - C2 CARE TABLE NUMBER
 - L3 LINE TABLE NUMBER
 - R/B4 RADIAL BEARING TABLE NUMBER
 - SHEET MATCHLINE
 - SUBDIVISION BOUNDARY
 - RIGHT OF WAY LINE
 - CENTRELINE
 - EASEMENT LINE
 - LOT OR TRACT LINE
 - SECTION LINE
 - EXISTING RIGHT OF WAY
 - SET BRASS CAP PULST PER MAR DTL 1201-1
 - TYPE OF SIGN COMPLETION OF PLANNING PLANS
 - SUBDIVISION CORNER (SET 1/2 REAR UNLESS OTHERWISE NOTED)
 - SECTION CORNER (TYPE AS SHOWN)

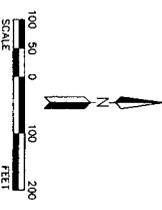
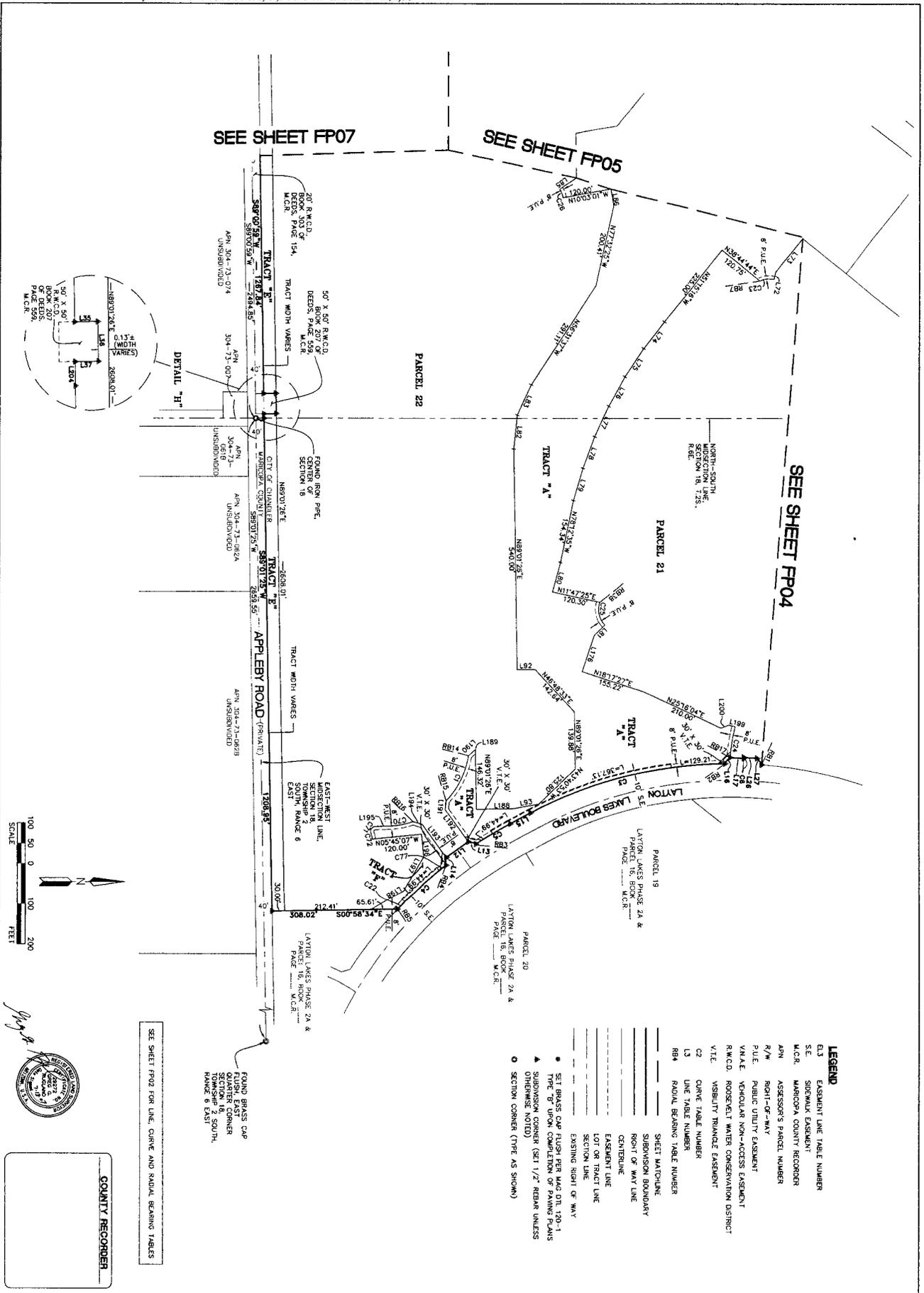
C.O.C. LOC NO. FPT 06-0065

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| REV. | | | |
| FP05 | | | |
| SHT. 05 OF 8 | | | |

LAYTON LAKES PHASE 2B
 SEC QUEEN CREEK RD & GILBERT RD
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SEE SHEET FP02 FOR LINE, CURVE AND RADIAL BEARING TABLES

FOUND BRASS CAP
QUARTER CORNER
TOWNSHIP 2 SOUTH,
RANGE 6 EAST

- LEGEND**
- E13 EASEMENT LINE TABLE NUMBER
 - SE SERIAL EASEMENT
 - M.C.R. MARICOPA COUNTY RECORDER
 - APN ASSESSOR'S PARCEL NUMBER
 - R/W RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
 - R.M.C.D. ROOSEVELT WATER CONSERVATION DISTRICT
 - V.I.E. VISIBILITY TRIANGLE EASEMENT
 - C2 CURVE TABLE NUMBER
 - L3 LINE TABLE NUMBER
 - R#4 RADIAL BEARING TABLE NUMBER
- SHEET MATCHLINE
- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- CENTRELINE
- EASEMENT LINE
- LOT OR TRACT LINE
- SECTION LINE
- EXISTING RIGHT OF WAY
- SET BRASS CAP PUSH PER PAR. 011, 010-1
 - ▲ THE "B" UPON COMPLETION OF PAIVING PLANS
 - SUBDIVISION CORNER (SET 1/2" REBAR UNLESS OTHERWISE NOTED)
 - SECTION CORNER (TYPE AS SHOWN)



COUNTY RECORDER

C.O.C. LOG NO. FP1 06-0065

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|--------------|----------------|----------------|------------------|
| DWG. NO. | CMX PROJ. 7386 | DATE: MAR 2007 | SCALE: 1" = 100' |
| DESIGNED: | CMX | DRAWN: RAZ | APPROVED: GGR |
| REV. | | | |
| FP06 | | | |
| SHT. 06 OF 8 | | | |

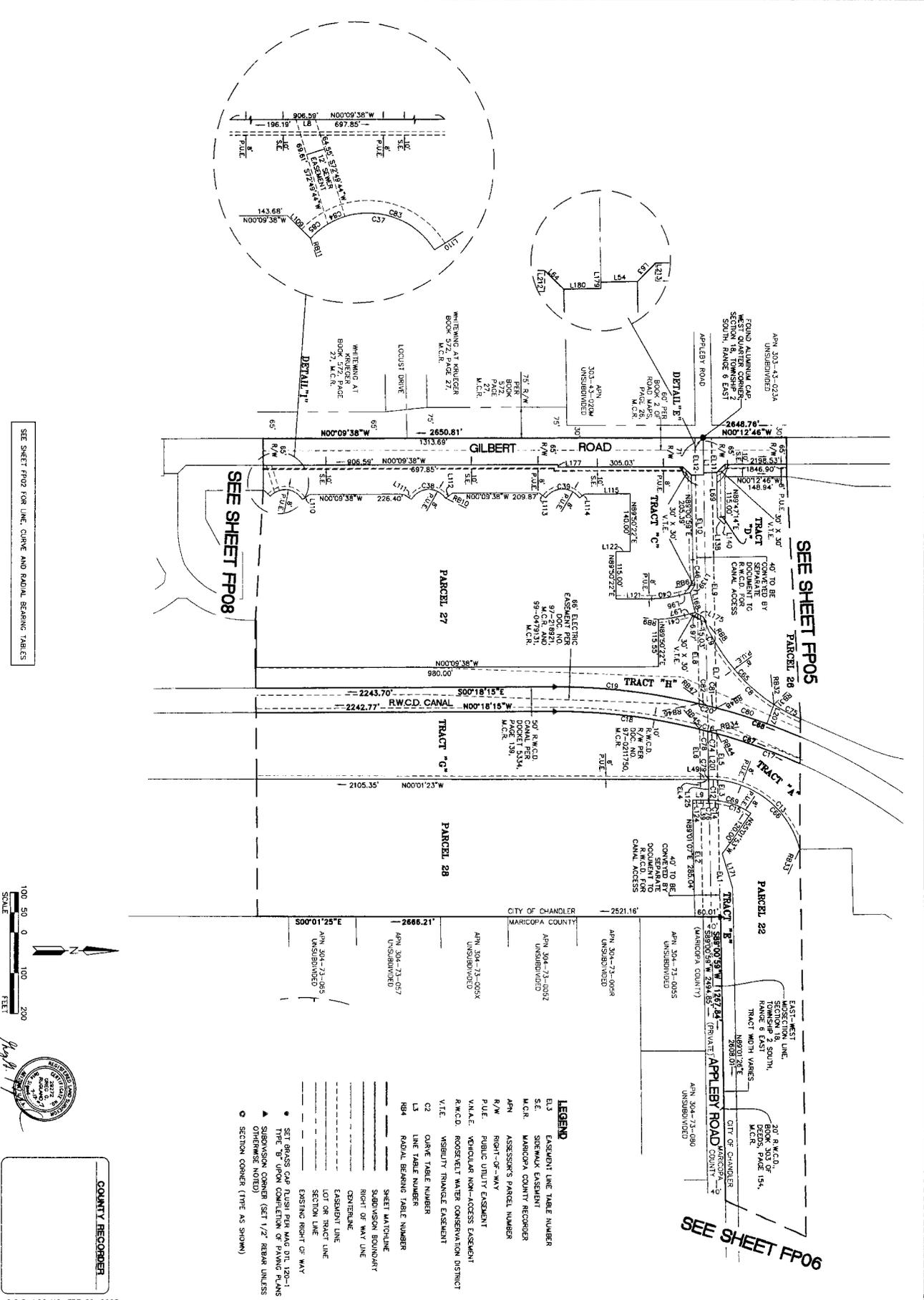
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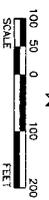


SEE SHEET FP07 FOR LINE, CURVE AND RADIAL BEARING TABLES

SEE SHEET FP08

SEE SHEET FP05

SEE SHEET FP06



COUNTY RECORDER

- LEGEND**
- EL3 EASMENT LINE TABLE NUMBER
 - S.E. SIDEWALK EASMENT
 - M.C.R. MARICOPA COUNTY RECORDER
 - APN ASSESSOR'S PARCEL NUMBER
 - R/W RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASMENT
 - V.N.L.E. VEHICLE NON-ACCESS EASMENT
 - R.W.C.D. ROOSEVELT WATER CONSERVATION DISTRICT
 - V.I.T.E. VISIBILITY TRIANGLE EASMENT
 - C2 CURVE TABLE NUMBER
 - L3 LINE TABLE NUMBER
 - R#4 RADIAL BEARING TABLE NUMBER
 - SHEET MATCHLINE
 - RIGHT OF WAY LINE
 - EXISTING RIGHT OF WAY
 - EXTENSION
 - EASMENT LINE
 - LOT OR TRACT LINE
 - SECTION LINE
 - SECTION CORNER (TYPE AS SHOWN)
 - SET BRASS CAP FLUSH PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF FINING PLANS SUBDIVISION CORNER (SET 1/2" REBAR UNLESS OTHERWISE NOTED)

C.O.C. LOG NO. FPT 06-0065

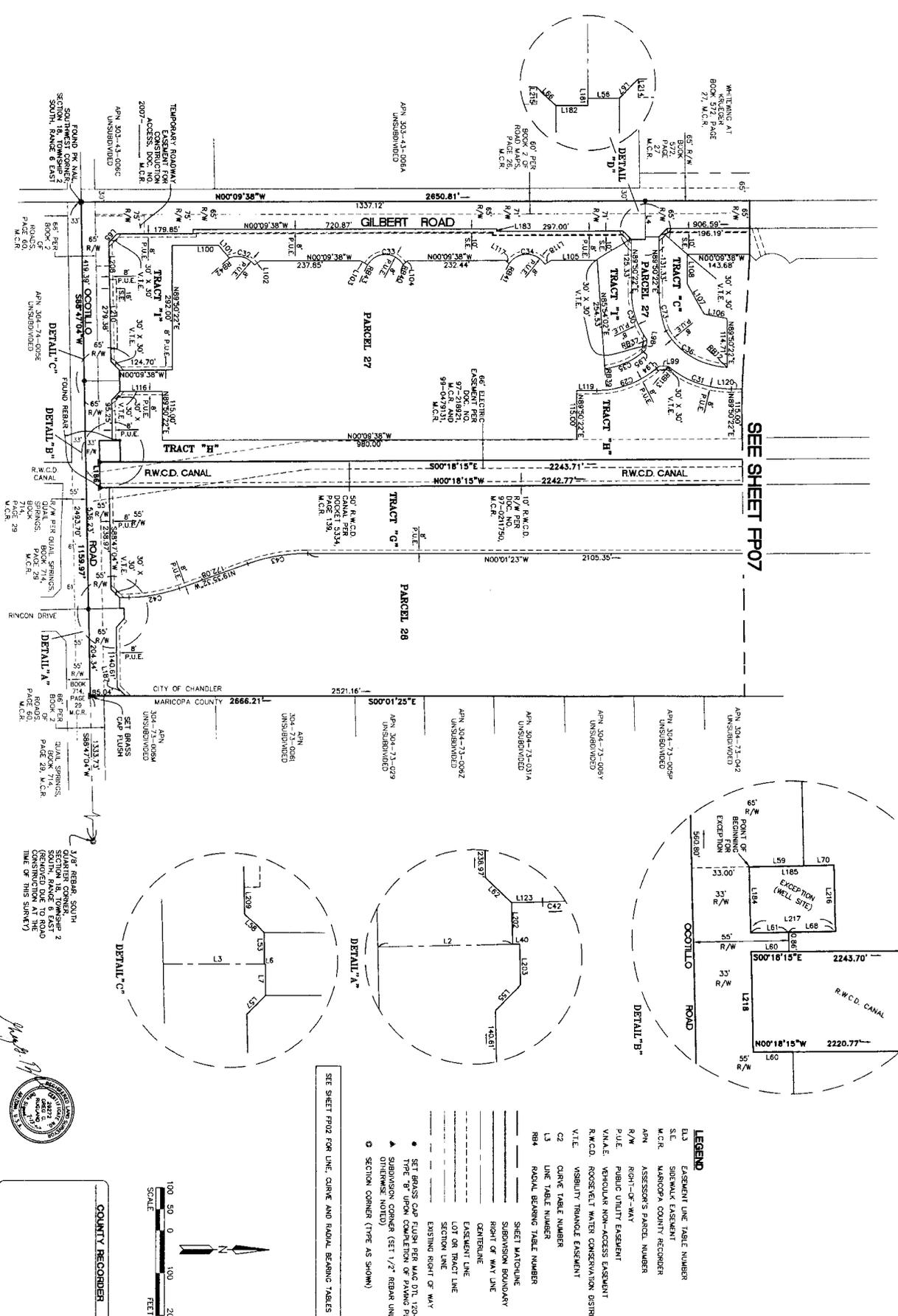
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| DESIGNED: CMX | DRAWN: RAZ | APPROVED: GGR | |
| REV. | | | |
| FP07 | | | |
| SHT. 07 OF 8 | | | |

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SEE SHEET FP07

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| REV. | | | |
| FP08 | | | |
| SH. 08 OF 8 | | | |

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SEE SHEET FP07 FOR LINE, CURB AND RADIAL BEARING TABLES

- LEGEND**
- E/L3 EASEMENT LINE TABLE NUMBER
 - S/L3 SIDEWALK EASEMENT
 - M/C.R. MARICOPA COUNTY RECORDER
 - A/P.N. ASSessor's PARCEL NUMBER
 - R/W PUBLIC UTILITY EASEMENT
 - V.N.A.E. VEHICLE NON-ACCESS EASEMENT
 - R.W.C.D. ROOSEVELT WATER CONSERVATION DISTRICT
 - V.I.E. VISIBILITY TRIANGLE EASEMENT
 - C2 CURB TABLE NUMBER
 - L3 LINE TABLE NUMBER
 - R/B4 RADIAL BEARING TABLE NUMBER
 - SHEET MATCHLINE
 - SUBDIVISION BOUNDARY
 - RIGHT OF WAY LINE
 - CONTINGENT LINE
 - EXISTENT LINE
 - LOT OR TRACT LINE
 - SECTION LINE
 - EXISTING RIGHT OF WAY
 - RIGHT-OF-WAY
 - TYPE "B" UPON COMPLETION OF PLANNING PLANS
 - REBAR CORNER (SEE 1/2" REBAR UNLESS OTHERWISE NOTED)
 - SECTION CORNER (TYPE AS SHOWN)