

#59

AUG 09 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 07-188

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

FROM: KEVIN MAYO, PRINCIPAL PLANNER

SUBJECT: FPT06-0066 LAYTON LAKES PHASE 2A & PARCEL 16

Request: Final Plat (FPT) approval for approximately 87-acres of an approximate 342-acre master planned community

Location: SEC of Queen Creek and Gilbert Roads

Project Info: Approximate 87-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 88-lot subdivision within 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.

CC Memo No. 07-188

July 27, 2007

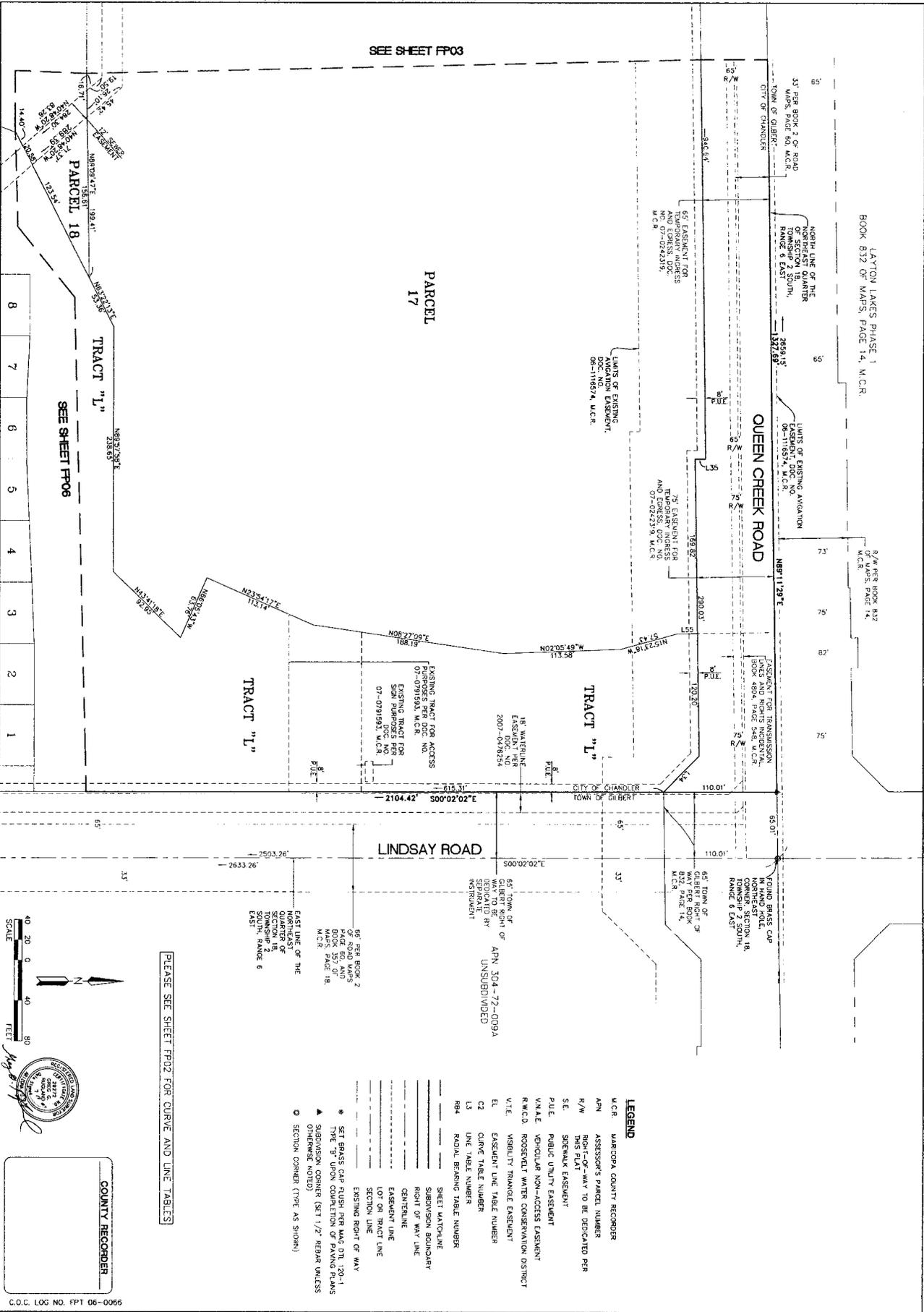
Page 2

RECOMMENDED ACTION

Move to approve the Final Plat FPT06-0066 LAYTON LAKES PHASE 2A & PARCEL 16, as per Staff recommendation.

Attachment

1. Final Plat



SEE SHEET FP03

PARCEL 17

PARCEL 18

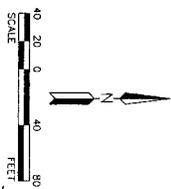
TRACT "L"

TRACT "L"

TRACT "L"

LINDSAY ROAD

QUEEN CREEK ROAD



PLEASE SEE SHEET FP02 FOR CURVE AND LINE TABLES.



C.O.C. LOG NO. FPT 06-0066

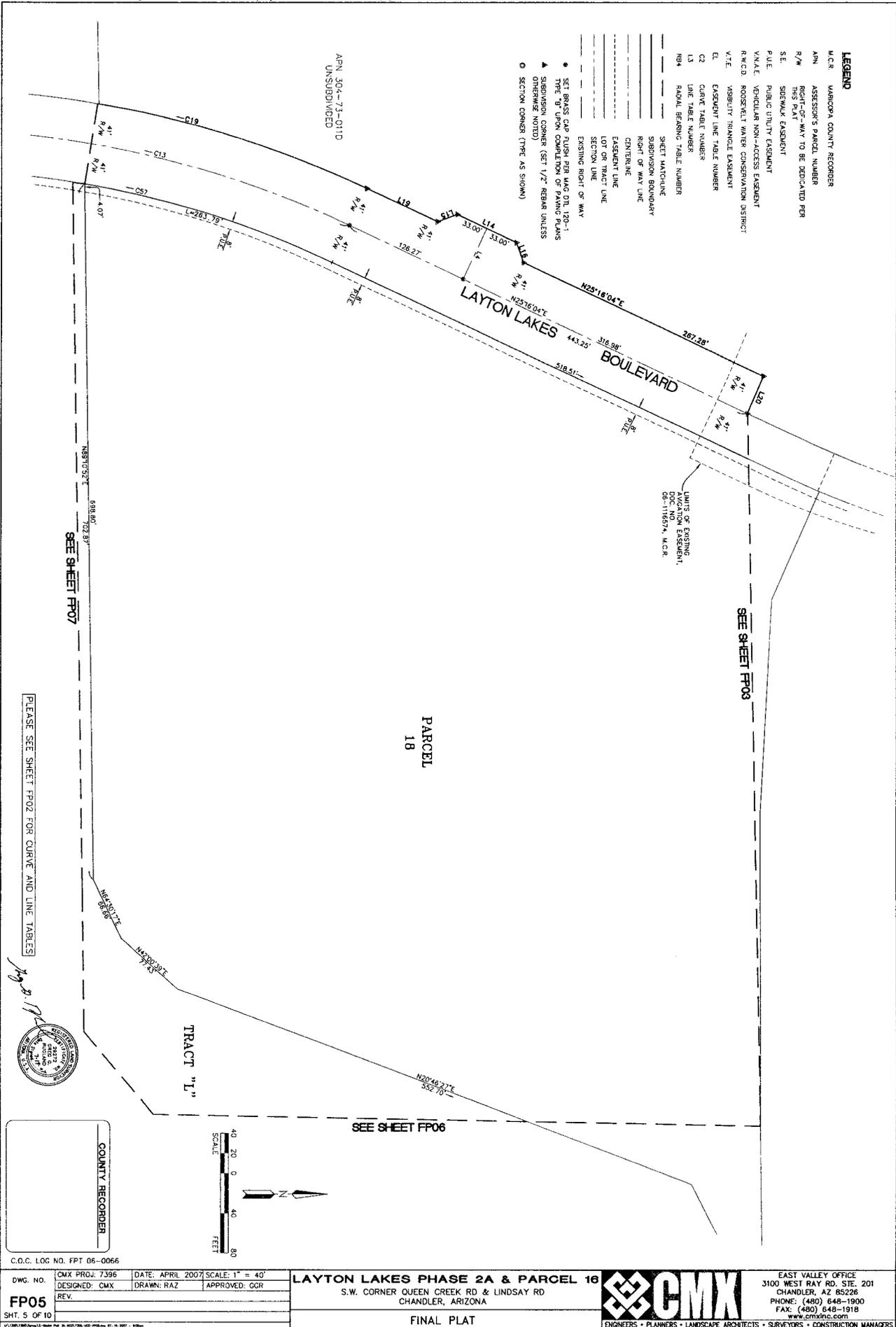
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REV.	DESIGNED: CMX	DRAWN: RAZ	APPROVED: GCR
FP04			
SHT. 4 OF 10			

LAYTON LAKES PHASE 2A & PARCEL 16
S.W. CORNER QUEEN CREEK RD & LINDSAY RD
CHANDLER, ARIZONA

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FINAL PLAT



LEGEND

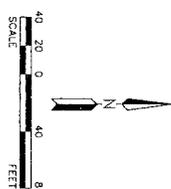
- M.C.R. MARICOPA COUNTY RECORDER
- A.P.N. ASSESSOR'S PARCEL NUMBER
- R/W RIGHT-OF-WAY TO BE DEDICATED PER THIS PLAN
- S.E. SEWER/EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.A.L.E. VEHICULAR NON-ACCESS EASEMENT
- R.W.C.D. ROOSEVELT WATER CONSERVATION DISTRICT
- V.T.E. VISIBILITY TRIANGLE EASEMENT
- E.L. EASEMENT LINE TABLE NUMBER
- C2 CURVE TABLE NUMBER
- I3 LINE TABLE NUMBER
- R04 RADIAL BEARING SHEET NUMBER
- SHEET MATCHLINE
- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- LOT OR TRACT LINE
- SECTION LINE
- EXISTING RIGHT OF WAY
- SET BRASS CAP PUSH PIN MAG. DIA. 1/20\"/>
- ▲ SUBDIVISION CORNER (SET 1/2\"/>
- SECTION CORNER (TYPE AS SHOWN)

SEE SHEET FP07

SEE SHEET FP03

SEE SHEET FP06

PLEASE SEE SHEET FP02 FOR CURVE AND LINE TABLES



C.O.C. LOG NO. FPT 06-0066

DWG. NO.	CMX PROJ: 7396	DATE: APRIL 2007	SCALE: 1" = 40'
REV.	DESIGNED: CMX	DRAWN: RAZ	APPROVED: GCR
FP05			
SHT. 5 OF 10			

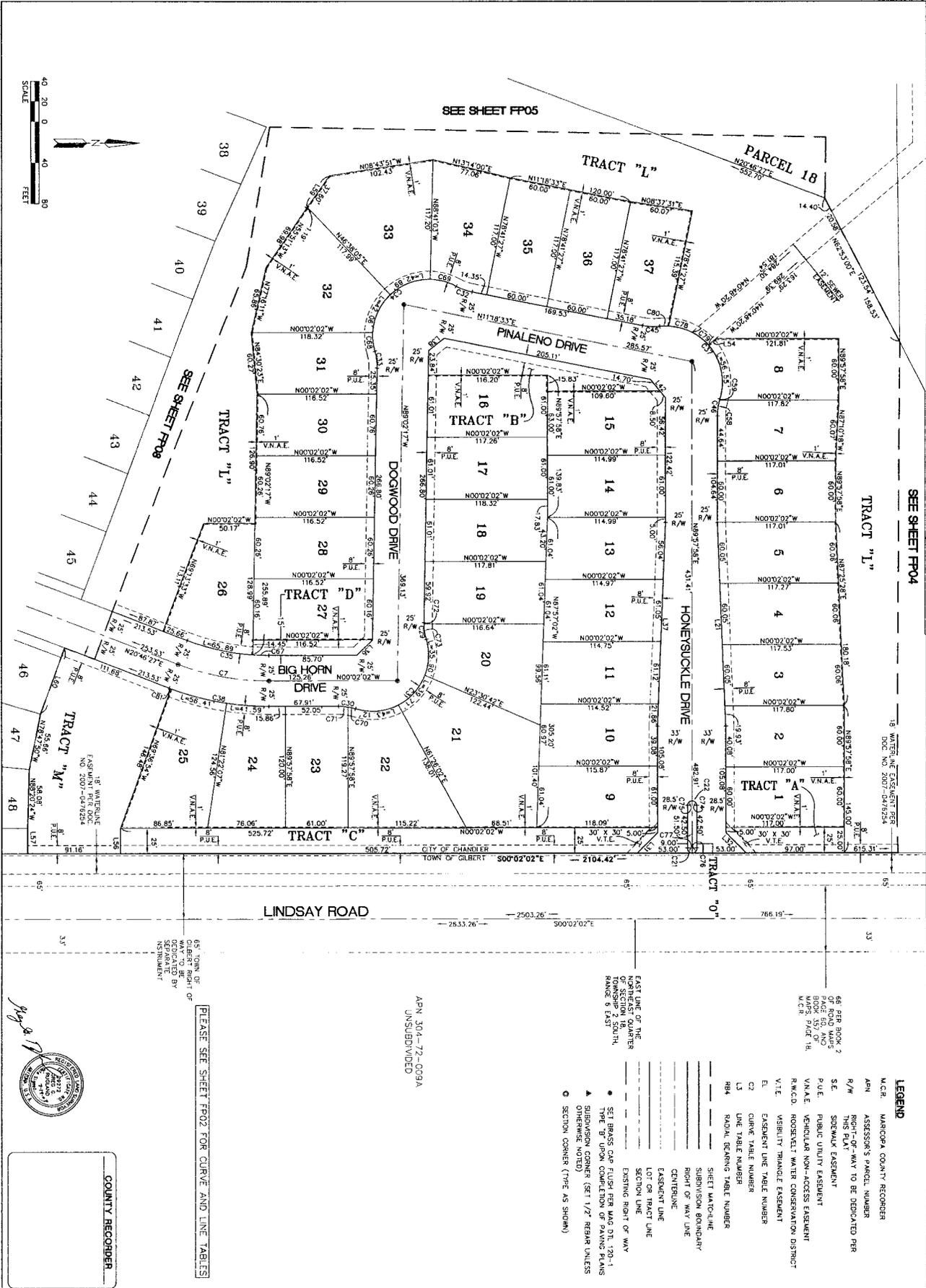
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FINAL PLAT

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C.O.C. LOG NO. FPT 06-0066

DWG. NO. **FPO6** SHEET 6 OF 10

CMX PROJ. 7396 DATE: APRIL 2007 SCALE: 1" = 40'

DESIGNED: CMX DRAWN: RAZ APPROVED: GCR

REV.

LAYTON LAKES PHASE 2A & PARCEL 16

S.W. CORNER QUEEN CREEK RD & LINDSAY RD
CHANDLER, ARIZONA

FINAL PLAT

LEGEND

- M.C.R. MARICOPA COUNTY RECORDED
- A.S.S. ASSESSOR'S PARCEL NUMBER
- A.P.N. ASSessor's PARCEL NUMBER
- R/W RIGHT-OF-WAY TO BE DEDICATED PER THIS PLAN
- S.E. SEWAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- R.M.C.O. ROOSEVELT WATER CONSERVATION DISTRICT
- V.I.E. VISIBILITY TRIANGLE EASEMENT
- E.E. EASEMENT LINE TABLE NUMBER
- C.C. CURVE TABLE NUMBER
- L.S. LINE TABLE NUMBER
- R.B.N. RADIAL BEARING TABLE NUMBER
- SHEET MATON-LINE
- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- CENTRELINE
- EASEMENT LINE
- LOT OR TRACT LINE
- SECTION LINE
- EXISTING RIGHT OF WAY
- SET BACKS SHOWN PER MAP 03-1095-1
- THEY BE UPON COMPLETION OF PLANNING PLANS
- OTHERWISE NOTED
- SECTION CORNER (TYPE AS SHOWN)

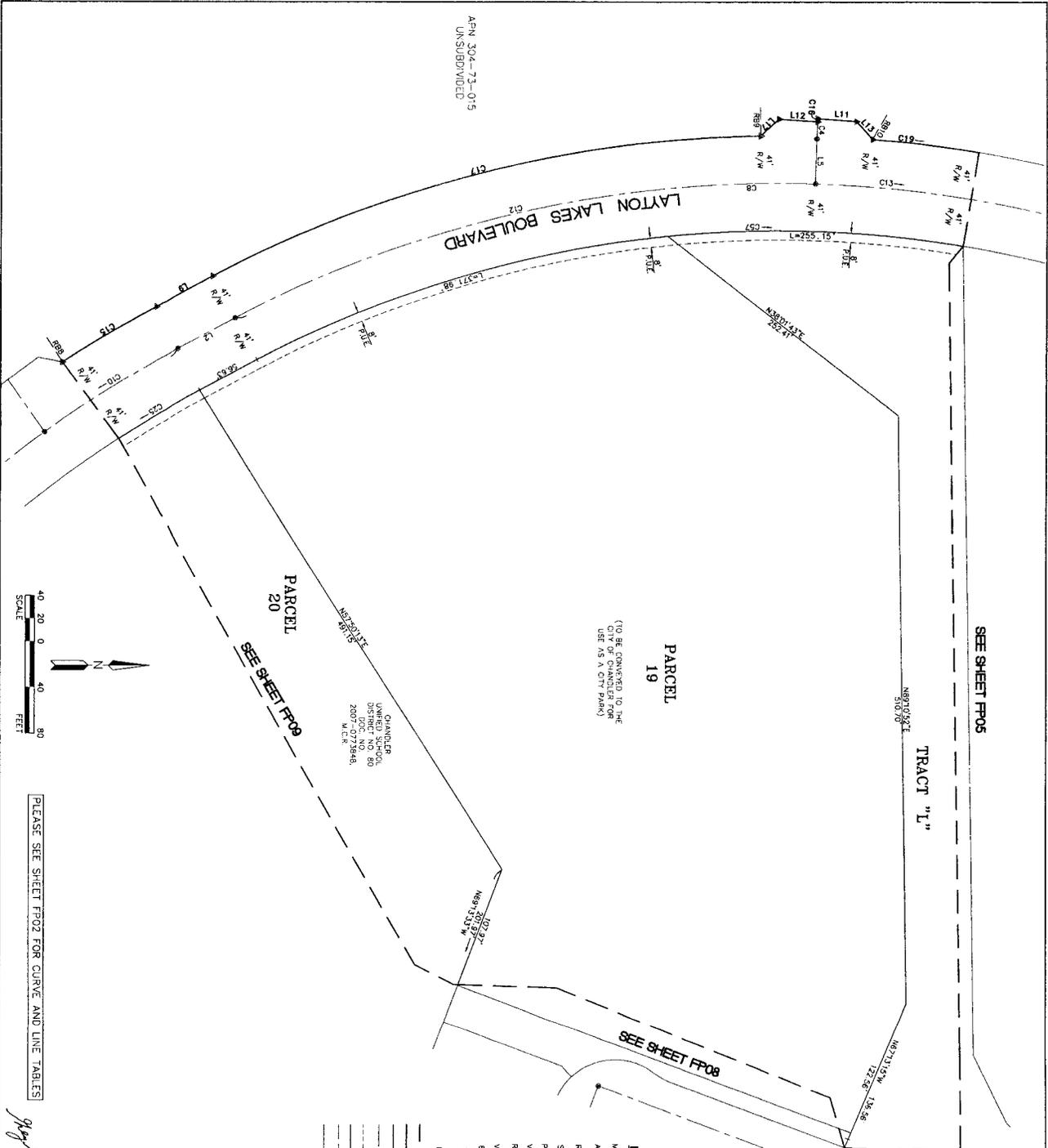
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PLEASE SEE SHEET FPO2 FOR CURVE AND LINE TABLES

COUNTY RECORDER



LEGEND

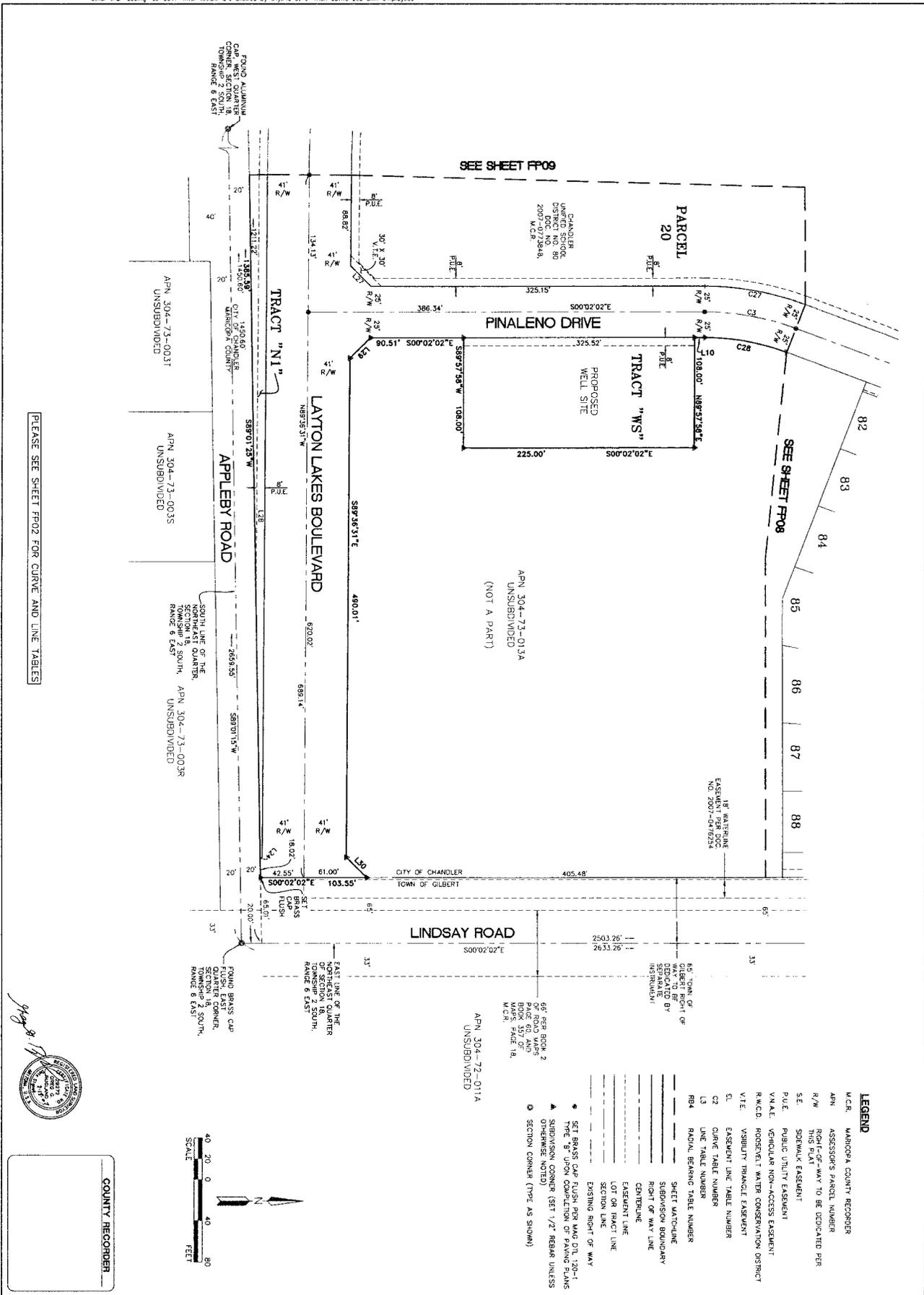
- M.C.R. MARICOPA COUNTY RECORDER
- APN ASSESSOR'S PARCEL NUMBER
- R/W RIGHT-OF-WAY TO BE DEDICATED PER THIS PLAN
- S.E. SIDEWALK EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.A.A.E. VEHICULAR NON-ACCESS EASEMENT
- R.W.C.D. ROOSEVELT WATER CONSERVATION DISTRICT
- V.T.E. VESIBILITY TRIANGLE EASEMENT
- E.L. EASEMENT LINE TABLE NUMBER
- C2 CORNER TABLE NUMBER
- L3 LOT TABLE NUMBER
- R24 RADIAL BRANNING TABLE NUMBER
- SHEET MATCHLINE
- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- CENTRILINE
- EASEMENT LINE
- LOT OR TRACT LINE
- SECTION LINE
- EXISTING RIGHT OF WAY

- SET BRASS CAP FLUSH PER MAG DTL 170-1
- ▲ TYPE 'B' UPON COMPLETION OF PAVING PLANS
- ▲ SUBDIVISION CORNER (SET 1/2" REBAR UNLESS OTHERWISE NOTED)
- SECTION CORNER (TYPE AS SHOWN)

COUNTY RECORDER

C.O.C. LOG NO. FPT 06-0066





PLEASE SEE SHEET FP02 FOR CURVE AND LINE TABLES

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COUNTY RECORDER

C.O.C. LOG NO. FPT 06-0066

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SHT. 10 OF 10			

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