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AUG 23 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 07-195**

DATE: AUGUST 7, 2007

TO: MAYOR AND CITY COUNCIL

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

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

SUBJECT: FPT07-0027 PASEO LINDO

Request: Final Plat approval

Location: Northeast corner of Arizona Avenue and Ocotillo Road

Applicant: CMX, Inc.

Project Info: Approximately 68 acres to allow a mixed-use commercial retail, office, business park, and residential development

RECOMMENDATION

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

BACKGROUND

The Final Plat is for a mixed-use commercial retail, office, business park, and residential development on approximately 68 acres. The property is located at the northeast corner of Arizona Avenue and Ocotillo Road. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

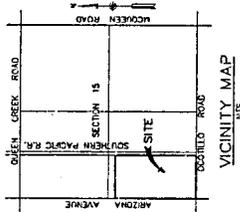
Move to approve the Final Plat FPT07-0027 PASEO LINDO, per Staff recommendation.

ATTACHMENT

- 1. Final Plat

FINAL PLAT FOR "PASEO LINDO" CITY OF CHANDLER, ARIZONA

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA.



DEDICATION
STATE OF ARIZONA }
COUNTY OF MARICOPA } ss.
KNOW ALL MEN BY THESE PRESENTS:
PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER HAS SUBMITTED UNDER THE
PLAT AS AND HEREBY DECLARES THAT THE PLAT IS IN ACCORDANCE WITH THE PROVISIONS OF THE
STREET SHALL BE PLACED IN THE PUBLIC DOMAIN BY THE NUMBER LETTERS, ON EACH CORNER RESPECTIVELY ON EACH PLAT, AND
CITY OF CHANDLER FOR THE USE OF THE PUBLIC. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC
TRACTS AND ALL COMMON PROPERTY SHALL BE MAINTAINED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF
CHANDLER.

IN WITNESS WHEREOF,
PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS HERETO
UNDESIGNED OFFICER, HEREBY DAILY AUTHORIZED.
THIS _____ DAY OF _____, 2007
BY PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
IN WITNESS WHEREOF, I HEREBY SET FORTH MY HAND AND OFFICIAL SEAL.

BY _____
(NAME)
(TITLE)

ACKNOWLEDGEMENT

STATE OF ARIZONA } ss.
COUNTY OF MARICOPA }
I, _____, (NAME) AND _____, (NAME) BEFORE
REPRESENT PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,
INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED, DO, EXECUTE THE FOREGOING
IN WITNESS WHEREOF, I HEREBY SET FORTH MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

RATIFICATION

BY THIS RATIFICATION _____
DATE _____
OF THE PASEO LINDO COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT
CORPORATION, ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.
SIGNATURE _____ DATE _____

ACKNOWLEDGEMENT

STATE OF ARIZONA } ss.
COUNTY OF MARICOPA }
ON _____, PERSONALLY APPEARED _____, 2007, BEFORE ME THE
WHO COMPREHENDED SELF TO BE THE PERSON WHO IS SUBSCRIBED TO THE
PURPOSES HEREIN CONTAINED.
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

GROSS AREA: 73,979 AC.
NET AREA: 67,952 AC.

BASIS OF BEARING:
THE BASIS OF BEARINGS USED ON THIS PLAT IS THE NORTH LINE OF THE GILA AND SALT RIVER MERIDIAN AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 744 OF MAPS, PAGE 34, U.L.C.

SURVEYORS' CERTIFICATION:
THE MEASUREMENTS AND CALCULATIONS ON THIS PLAT WERE MADE AS ACCURATE AS THE INSTRUMENTS DESCRIBED HEREIN WERE USED, AND AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.



ROBERT C. BURFORD, L.S. 27408
ADDRESS: _____
FIDELITY ENGINEERING COMPANY
PHOENIX, ARIZONA 85016

NOTE:
THIS PLAT WILL BE SET AT FORNERS OF DATE AND TRACES
FOLLOWING THE "CITY OF CHANDLER" MAPS.

CITY APPROVALS:
APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS _____ DAY OF _____, 2007.

PLANNING & DEVELOPMENT DIRECTOR _____ DATE _____

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND
THIS SURVEYOR IS LOCATED WITHIN AN AREA DISCLOSED
ON THIS PLAT IN ACCORDANCE WITH ARIZONA STATUTES,
ARIZONA REVISED STATUTES.

CITY ENGINEER _____ DATE _____

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS _____ DAY OF _____, 2007.

BY: _____ MAYOR
ATTEST: _____ CITY CLERK

- LEGEND**
- INDICATES VEHICULAR NON-ACCESS EASEMENT
 - INDICATES PUBLIC UTILITY EASEMENT
 - INDICATES ACCESS EASEMENT
 - INDICATES MARICOPA COUNTY RECORDS
 - A.P.N.
 - INDICATES ASSASSORS PARCEL NUMBER
 - INDICATES CALCULATED FROM MEASURED
 - INDICATES RECORD
 - INDICATES FOUND
 - INDICATES BRASS CAP PUSH
 - INDICATES BRASS CAP
 - INDICATES BASIS OF BEARINGS
 - INDICATES SUBDIVISION BOUNDARY LINE
 - INDICATES RIGHT OF WAY LINE
 - INDICATES SECTION LINE
 - INDICATES SECTION CORNER
 - SEE DETAIL ON SHEET 2
 - SEE DETAIL ON SHEET 3
 - 1/2" IRON BAR TO BE SET AFTER BOSS DRIVING.

- NOTES**
1. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK
OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION.
 2. COMMON PROPERTY SHALL BE APPROVED IN ACCORDANCE WITH PLANS AND
BY THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL
ASSIGNMENT) TO THE COMMUNITY ASSOCIATION. THE MAINTENANCE OF THE COMMON
PROPERTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON
PROPERTY.
 3. THE ACCESS EASEMENT
NO VEGETATION OF ANY KIND MAY BE PLANTED OR ALLOWED TO GROW WITHIN
THE ACCESS EASEMENT.
 4. THE PERSONS HOLDING TITLE TO THE COMMON AREA TRACTS (TITLEHOLDER(S))
SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREA TRACTS.
THE SOURCE OF PROVISION WATER FOR THE COMMON AREA TRACTS SHALL BE
THE SOURCE OF PROVISION WATER FOR THE COMMON AREA TRACTS. THE
COMMON AREA TRACTS TO BE IRRIGATED SHALL BE IRRIGATED WITH WATER,
CONSISTENT WITH THE ARIZONA UTA AND THE RULES AND REGULATIONS OF THE
AND QUALITY NEEDED TO SUPPORT SUCH COMMON AREA TRACTS IS AVAILABLE.
COMMON AREA TRACTS IN SUCH TITLE TO THE COMMON AREA TRACTS THE
SUBDIVISION COMMUNITY ASSOCIATION OR TO SOME OTHER PARTY.
PROVIDED THAT THE COMMON AREA TRACTS, AT THE OPTION OF THE PARTY
HOLDING TITLE TO THE COMMON AREA TRACTS, AT THE OPTION OF THE PARTY
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HOLDING TITLE TO THE COMMON AREA TRACTS, AT THE OPTION OF THE PARTY
DATED MAY 21, 2002.
 5. THIS SUBDIVISION SHALL COMPLY WITH THE RECREATIONAL DEVELOPMENT STANDARDS
DATED MAY 21, 2002.
 6. EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED
WATER, AND OTHER UTILITIES SHALL BE PLACED WITHIN THE COMMON AREA TRACTS
ALLOWED TO BE PLANTED WITHIN THE COMMON AREA TRACTS.
7. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, PIPES
AND DRENCHERS.
 8. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPERE THE FLOW OF
WATER OR BE CONSIDERED TO BE CONSTRUCTED, PLANTED OR ALLOWED
TO GROW WITHIN DRAINAGE EASEMENTS.

C.O.C. LOG NO. FPI07-0027

RICK
REGISTERED PROFESSIONAL SURVEYOR
1-800-STATE-IT
MARICOPA COUNTY

PASEO LINDO
SHEET 1 OF 2

DATE RECORDED: _____
FILE NO.: _____
BOOK: _____
PAGE: _____
DATE RECORDED: _____
FILE NO.: _____
BOOK: _____
PAGE: _____

JUL 23 2007

