

#74

SEP 20 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 07-218**

DATE: SEPTEMBER 6, 2007

TO: MAYOR AND CITY COUNCIL

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

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

SUBJECT: FPT07-0043 A REPLAT OF LOTS 87, 88, AND TRACT "A" OF STONEFIELD

Request: Approval of a Replat

Location: East of the southeast corner of Germann and Dobson Roads

Applicant: Rick Engineering

Project Info: 199 single-family residential lots on approximately 46 acres

RECOMMENDATION

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

BACKGROUND

An existing cul-de-sac is being removed and a through street is being constructed, connecting the Stonefield and Stonefield II subdivisions by Maracay Homes. This plat is to replat the affected lots and tracts due to the new street design. The property is located south and east of the southeast corner of Dobson and Germann Roads. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

Move to approve Replat FPT07-0043 STONEFIELD, as recommended by Staff.

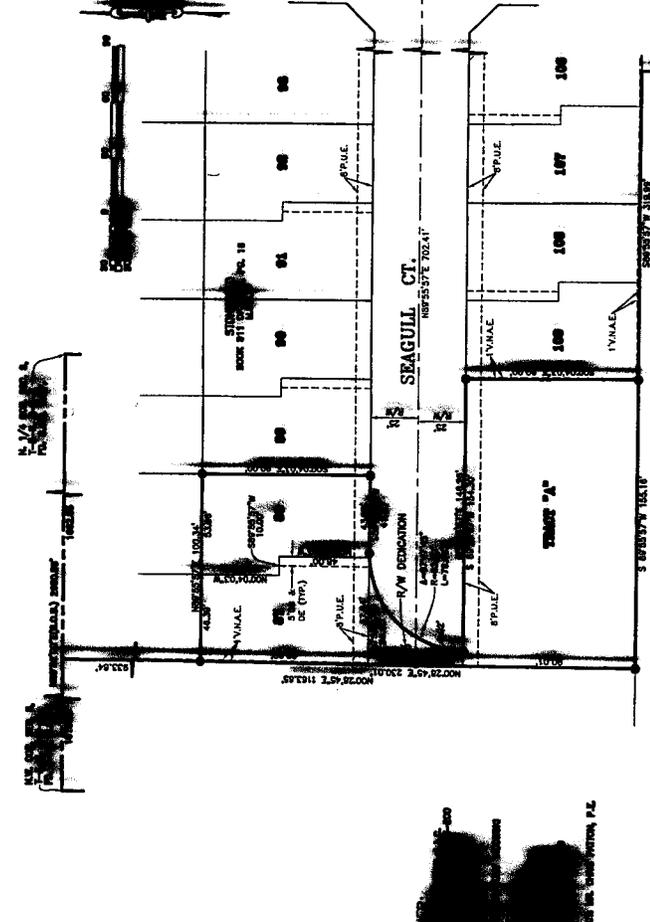
Attachments:

- 1. Replat

LOTS 87, 88 AND TRACT "A" OF STONEFIELD
 AS RECORDED IN BOOK 911 OF MAPS, PAGE 16, M.C.R., AND BEING A PORTION OF
 THE NORTHERN QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE
 GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

A REBUILT OR

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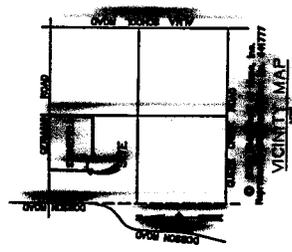
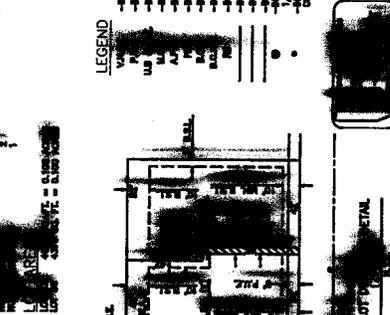


TRACT TABLE

TRACT	AREA ACRES	USE
A	1.18	LANDSCAPE, DRAINAGE

- NOTES:**
- (A) 5' AND 10' FOR VARIOUS CORNERS AND SETBACKS TO BE MAINTAINED ON ALL LOTS.
 - (B) 20' TO 30' FROM DRIVE FRONT YARD SETBACKS TO BE MAINTAINED ON ALL LOTS.
 - (C) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (D) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (E) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (F) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (G) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (H) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (I) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (J) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (K) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (L) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (M) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (N) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (O) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (P) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (Q) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (R) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (S) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (T) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (U) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (V) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (W) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (X) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (Y) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.
 - (Z) 10' FROM SIDEWALK ON SIDE LOADED ON ALL LOTS.

STANDARD DATA
 LOT AREA: 1.18 ACRES
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BASIS OF BEARING: _____
SHOW YOUR CERTIFICATION: _____
CITY APPROVAL: _____
CITY ENGINEER: _____
APPROVED BY THE OFFICE OF THE CITY OF CHANDLER, ARIZONA: _____
DATE: _____
BY: _____
TITLE: _____
CITY CLERK: _____
C.O.C. LOG NO.: _____

DATE 87, 88 AND TRACT "A" OF STONEFIELD
SHEET 1 OF 1