

# 25

OCT 25 2007



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM                      Planning and Development – Staff Memo No. CC 07-261**

**DATE:**            OCTOBER 5, 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:**            KEVIN MAYO, PRINCIPAL PLANNER

**SUBJECT:**        FPT07-0054 ELLIOT & 101 PROFESSIONAL VILLAGE AMENDED

*[Handwritten initials and signatures: WMP, DB, JK, BW, KM, and a large signature]*

**Request:**            Condominium Re- Plat approval

**Location:**           Southeast corner of Elliot Road and the Loop 101 Price Freeway

**Project Info:**        Approximately 4.29 gross acres, approximate 30,315 total square-foot, 6 single-story office buildings

**Applicant:**           Daniel Auxier  
                                  Atwell-Hicks Development Consultants

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan and PAD zoning, Staff recommends approval of the Condominium Re-Plat.

**BACKGROUND**

The Condominium Re-Plat is for Units 109 and 110 of an office development with Medical and General Office uses. The property is located at the southeast corner of Elliot Road and the Loop 101 Price Freeway. The plat re-establishes the two units and establishes the necessary easements.

**PROPOSED MOTION**

Move to approve the Condominium Re-Plat FPT07-0054 ELLIOT & 101 PROFESSIONAL VILLAGE AMENDED as per Staff recommendation.

**Attachment**

- 1. Condominium Re-Plat

**A FINAL PLAT OF  
ELLIOT-101 PROFESSIONAL VILLAGE AMENDED  
A CONDOMINIUM RE-PLAT OF UNITS 109 & 110 OF ELLIOT-101 PROFESSIONAL VILLAGE, A  
CONDOMINIUM, AS RECORDED IN BOOK 801, PAGE 40, MARICOPA COUNTY RECORDS**

LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 18, T15S, R3E, OF THE  
GILA AND SALT RIVER BASIN AND MENDOTA, MARICOPA COUNTY, ARIZONA

**DEDICATION**

**LEGAL DESCRIPTION**  
THE PORTION OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN LOT 1 OF  
SECTION 18, TOWNSHIP 15 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASIN  
FOLLOWING DESCRIBED LINES:  
1. THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 3 EAST OF THE  
GILA AND SALT RIVER BASIN, MARICOPA COUNTY, ARIZONA.  
2. THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 3 EAST OF THE  
GILA AND SALT RIVER BASIN, MARICOPA COUNTY, ARIZONA.  
3. THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 3 EAST OF THE  
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10. THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 3 EAST OF THE  
GILA AND SALT RIVER BASIN, MARICOPA COUNTY, ARIZONA.  
11. THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 3 EAST OF THE  
GILA AND SALT RIVER BASIN, MARICOPA COUNTY, ARIZONA.  
12. THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 3 EAST OF THE  
GILA AND SALT RIVER BASIN, MARICOPA COUNTY, ARIZONA.

**AREA**  
AREA 186448 SQUARE FEET (4.266 ACRES) MORE OR LESS.

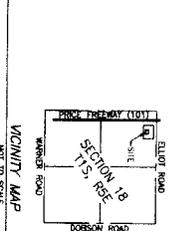
SECTION	AREA
SECTION 18	448.00
SECTION 19	448.00
SECTION 20	448.00
TOTAL	1344.00

**AREAS**

SECTION 18	448.00
SECTION 19	448.00
SECTION 20	448.00
TOTAL	1344.00

**NUMBER OF UNITS**  
TOTAL = 7 UNITS

- NOTES**
- CONSTRUCTION WITHIN PUBLIC UTILITY EXPOSURE EXCEPT BY PUBLIC AGENCIES AND SECTION 18, TOWNSHIP 15 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASIN, MARICOPA COUNTY, ARIZONA, SHALL BE CONDUCTED UNDERGROUND.
  - ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
  - ALL EXISTING UTILITIES AND CONDUITS TO BE CONSTRUCTED UNDERGROUND AS SHOWN ON THE PLAT.
  - THE CITY OF CHANDLER IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND IMPROVEMENTS OR ALTERATIONS BE MADE TO THE EXISTING FACILITIES THAT ARE A RESULT OF THE DEVELOPMENT WITHIN THE ADVERTISEMENT OF THE CITY OF CHANDLER.
  - ALL CONDOMINIUM ELEMENTS SHALL BE MAINTAINED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND THE MARICOPA COUNTY ENGINEER. THE MAINTENANCE OF UTILITIES IN THIS DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE COMMON PROPERTY MAINTENANCE OF THE COMMON PROPERTY.
  - VEGETATION EXISTING WITHIN THE PLAT, INCLUDING BUT NOT LIMITED TO TREES, SHALL NOT BE SWAMPED OR REMOVED UNLESS SHOWN OTHERWISE ON THE PLAT.
  - ALL UTILITIES SHALL BE SET AT EACH SUBSTATION CORNER UNLESS SHOWN OTHERWISE ON THE PLAT.
  - THE CONDOMINIUMS CONTAINING AND RESTRICTING THE RIGHT TO 101 PROFESSIONAL VILLAGE, A CONDOMINIUM, RE-PLAT OF UNITS 109 & 110 OF ELLIOT-101 PROFESSIONAL VILLAGE, A CONDOMINIUM, AS RECORDED IN BOOK 801, PAGE 40, MARICOPA COUNTY RECORDS, SHALL BE MAINTAINED AND ENFORCED BY THE CITY OF CHANDLER AND THE MARICOPA COUNTY ENGINEER.
  - ALL PROPERTY, UTILITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE CITY OF CHANDLER AND THE MARICOPA COUNTY ENGINEER SHALL BE MAINTAINED BY THE CITY OF CHANDLER AND THE MARICOPA COUNTY ENGINEER.
  - LOT 1 SHOWN ON THIS PLAT CONSISTS OF A BALANCED EASEMENT FOR COMMON PROPERTY AND UTILITIES TO BE MAINTAINED BY THE CITY OF CHANDLER AND THE MARICOPA COUNTY ENGINEER AND LESSORS OF THE UNITS AND THEIR INTERESTS AS NOTED IN THE CITY OF CHANDLER AND THE MARICOPA COUNTY ENGINEER.



**OWNER / DEVELOPER**  
ELLIOT - 101 PL DEVELOPMENT, L.L.C.  
3000 WEST WASHINGTON ROAD, SUITE 128  
CHANDLER, ARIZONA 85226  
(480) 278-2400  
CONTACT: MARK HANF

**BENCHMARK**  
BENCHMARK 225, CITY OF CHANDLER VERTICAL CONTROL BASE LIST  
SECTION 17, TOWNSHIP 15 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASIN, MARICOPA COUNTY, ARIZONA, DOCUMENT 04-0822713

**BASEIS OF BEARING**  
SECTION LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASIN, MARICOPA COUNTY, ARIZONA, DOCUMENT 04-0822713

**OWNER'S ASSOCIATION RATIFICATION**  
BY THIS RATIFICATION OF THIS PLAT TO PROFESSIONAL VILLAGE CONDOMINIUM ASSOCIATION, I HEREBY ACKNOWLEDGE THE RESPONSIBILITIES DETERMINED HEREIN.

**NOTARY ACKNOWLEDGEMENT**  
STATE OF ARIZONA }  
COUNTY OF MARICOPA }  
I, \_\_\_\_\_, Mayor of the City of Chandler, Arizona, do hereby certify that the undersigned personally appeared before me, the undersigned, and acknowledged to me the foregoing instrument for the purposes therein contained.

**SUBJECT CERTIFICATION**  
THIS IS TO CERTIFY THAT THE UNITS AND COMMON ELEMENTS SHOWN ON THIS PLAT HAVE BEEN SET ON LOTS AND COMMON AREAS AS DESCRIBED IN THE REST OF THIS DOCUMENT.

**PLANNING DIRECTOR CERTIFICATION**  
THIS IS TO CERTIFY THAT ALL UTILITIES AND COMMON ELEMENTS SHOWN ON THIS PLAT HAVE BEEN SET ON LOTS AND COMMON AREAS AS DESCRIBED IN THE REST OF THIS DOCUMENT.



**SHEET INDEX**

COVER SHEET	DESCRIPTION	SHEET NO.
1	COVER SHEET	1
2	DESIGNERS & BUILDING TIES	2
3	PARKING LAYOUT	3
4	LAND DATA	4

**NOTARY ACKNOWLEDGEMENT**  
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COUNTY OF MARICOPA }  
I, \_\_\_\_\_, Mayor of the City of Chandler, Arizona, do hereby certify that the undersigned personally appeared before me, the undersigned, and acknowledged to me the foregoing instrument for the purposes therein contained.

**LEIHHOLDER RATIFICATION**  
I HAVE ALL BEEN BY THESE INSTRUMENTS AND APPROVED THE SAME AS REPRESENTATIVE OF THAT CERTAIN BODY OF PERSONS RECORDED IN BOOK 801, PAGE 40, MARICOPA COUNTY RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASIN, MARICOPA COUNTY, ARIZONA, AND AS SHOWN ON THE PLAT, AND I HEREBY CERTIFY THAT THE LOCATION AND CHARACTER OF THE UNITS, AND THE LOCATION AND CHARACTER OF THE COMMON AREAS AND COMMON ELEMENTS SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH THE CITY OF CHANDLER AND THE MARICOPA COUNTY ENGINEER'S SHOWN ON THE PLAT AND THAT THE CITY OF CHANDLER AND THE MARICOPA COUNTY ENGINEER'S SHOWN ON THE PLAT ARE IN ACCORDANCE WITH THE CITY OF CHANDLER AND THE MARICOPA COUNTY ENGINEER'S SHOWN ON THE PLAT.

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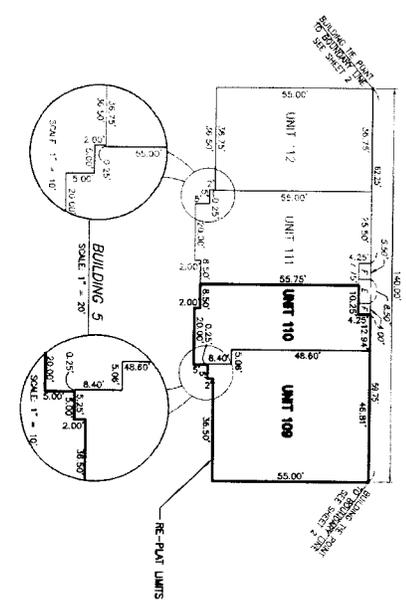
**CITY ENGINEER CERTIFICATION**  
THIS IS TO CERTIFY THAT ALL UTILITIES AND COMMON ELEMENTS SHOWN ON THIS PLAT HAVE BEEN SET ON LOTS AND COMMON AREAS AS DESCRIBED IN THE REST OF THIS DOCUMENT.

**PLANNING DIRECTOR CERTIFICATION**  
THIS IS TO CERTIFY THAT ALL UTILITIES AND COMMON ELEMENTS SHOWN ON THIS PLAT HAVE BEEN SET ON LOTS AND COMMON AREAS AS DESCRIBED IN THE REST OF THIS DOCUMENT.

<p>7400 E. SOUTHERN AVE. SUITE 100 CHANDLER, ARIZONA 85226 PHONE (480) 218-8831 FAX (480) 630-4888</p>	<p>REVISIONS:</p>
<p><b>ATWELL-HICKS DEVELOPMENT CONSULTANTS</b> Engineering Planning Ecological Surveying Environmental Water Resources</p>	<p>COVER SHEET ELLIOT-101 PROFESSIONAL VILLAGE AMENDED A CONDOMINIUM RE-PLAT OF UNITS 109 &amp; 110 CHANDLER, ARIZONA</p>
<p>1 OF 4</p>	<p>CP-01</p>



A FINAL PLAT OF  
**ELLIOT-101 PROFESSIONAL VILLAGE AMENDED**  
 A CONDOMINIUM RE-PLAT OF UNITS 109 & 110 OF ELLIOT-101 PROFESSIONAL VILLAGE, A  
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 LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 18, T.1S., R.5E. OF THE  
 GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



**UNIT ELEVATION DATA**

UNIT	FINISH SURFACE OF BOTTOM SURFACE	FINISH SURFACE OF TOP SURFACE
109	1181.54'	1204.17'
110	1181.54'	1204.17'

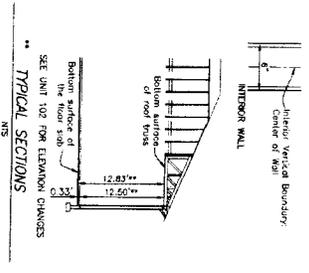
**UNIT BOUNDARIES**

The vertical boundaries are a vertical plane coinciding with the exterior sheathing of the stair and floor walls of the building in which the unit is located. The horizontal boundaries are the center of any party wall separating the unit from another unit or separating the unit from the Electrical Room and fire rooms. The upper horizontal boundary is the bottom surface of the roof trusses of the building in which the unit is located, and the lower horizontal boundary is the bottom surface of the floor slabs of the unit.

**NOTE**  
 THE LOCATIONS AND DIMENSIONS OF BUILDINGS ARE BASED ON ARCHITECTURAL DRAWINGS. DIMENSIONS LISTED ON PLAT ARE NOT THE SAME AS DIMENSIONS LISTED ON THE CITY OF CHANDLER ADDRESSING DEPARTMENT.

**LEGEND**

- UNIT BOUNDARIES
- 1.00' FINISH ROOM
- 1.00' ELECTRICAL/FIRE ROOM DIMENSIONS
- Interior Vertical Boundary: Center of Wall
- Exterior Vertical Boundary: Exterior Sheathing of Wall
- Interior Wall
- Exterior Wall



<b>4 OF 4</b> SHEET NO.	CP-04 DATE: 03/07/04 03/07/04	<b>UNIT LAYOUT</b> ELLIOT-101 PROFESSIONAL VILLAGE AMENDED A CONDOMINIUM RE-PLAT OF UNITS 109 & 110 CHANDLER, ARIZONA	<b>ATWELL-HICKS</b> DEVELOPMENT CONSULTANTS Engineering Planning Ecological Surveying Environmental Water Resources	4700 E. SOUTHERN AVE. MESA, ARIZONA 85206 PHONE (480) 218-8831 FAX (480) 830-4888	REVISIONS:
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