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JAN 17 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning & Development - CC Memo No. 08-001

DATE: JANUARY 2, 2008

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: ERIK SWANSON, CITY PLANNER

SUBJECT: FPT07-0051 STONEFIELD II

- Request: Final Plat approval
- Location: Southeast corner of Dobson and Germann Roads
- Applicant: CMX, LLC
- Project Info: 3 parcels totaling approximately 52.3 acres to include:
 - 37.2 acres for single-family residential development
 - 10.8 acres for commercial development
 - 4.3 acres for public right-of-way

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and Planned Area Development (PAD) zoning, Staff recommends approval.

BACKGROUND

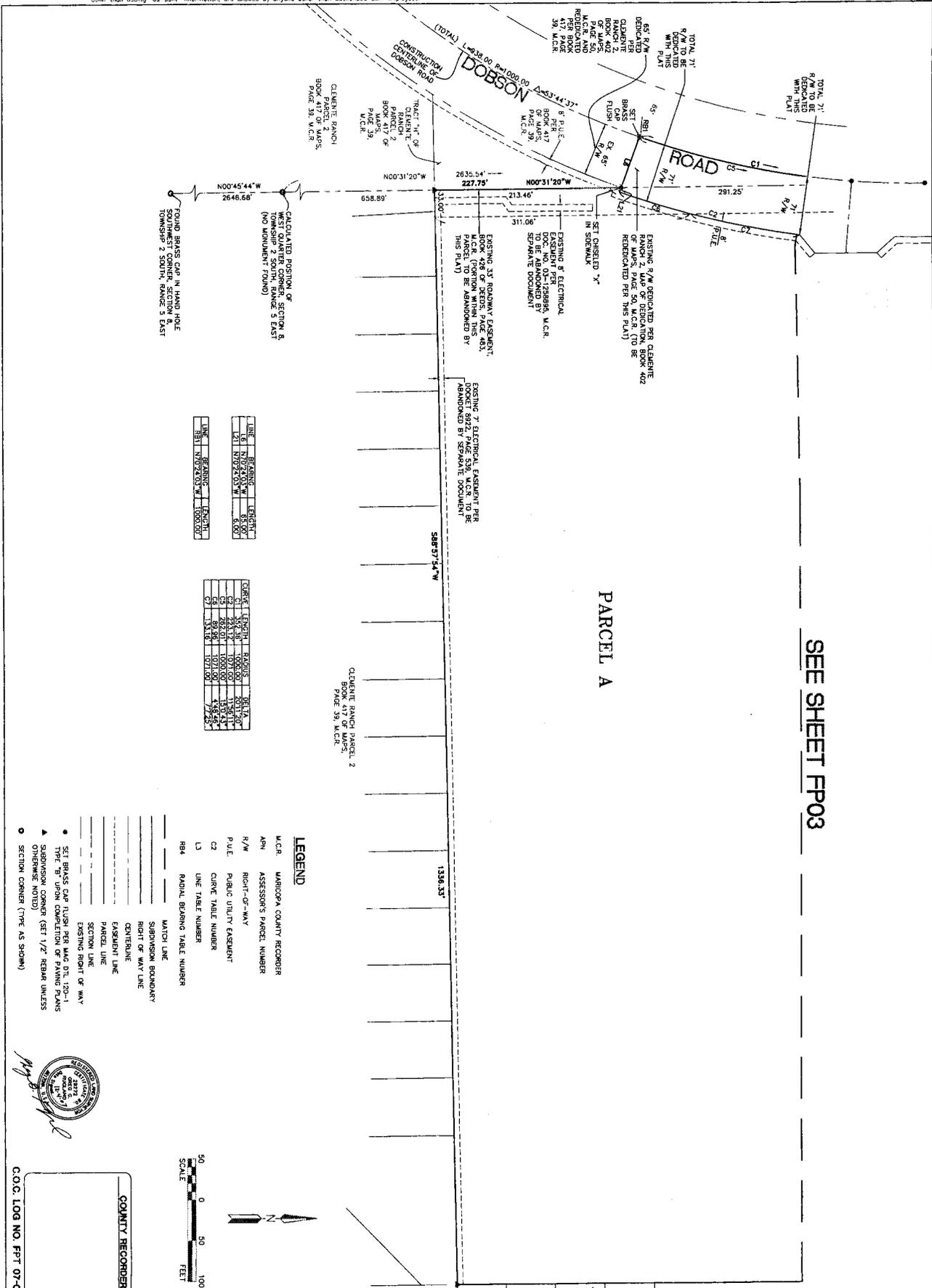
This final plat is for Stonefield II. The plat creates the lots and tracts, construction phasing lines, establishes the necessary easements, and dedicates the required right-of-way.

PROPOSED MOTION

Motion to approve Final Plat FPT07-0051 STONEFIELD II, per Staff recommendation.

Attachment

- 1. Final Plat



SEE SHEET FP03

PARCEL A

LINE	BEARING	LENGTH
L1	N00°23'00\"/>	

CURVE	LENGTH	BEARING	TO	FROM
C1	1000.00	2011.20	1000.00	1000.00
C2	1000.00	1158.11	1000.00	1000.00
C3	1000.00	1458.46	1000.00	1000.00
C4	1000.00	1758.81	1000.00	1000.00
C5	1000.00	2059.16	1000.00	1000.00
C6	1000.00	2359.51	1000.00	1000.00
C7	1000.00	2659.86	1000.00	1000.00
C8	1000.00	2960.21	1000.00	1000.00
C9	1000.00	3260.56	1000.00	1000.00
C10	1000.00	3560.91	1000.00	1000.00
C11	1000.00	3861.26	1000.00	1000.00
C12	1000.00	4161.61	1000.00	1000.00
C13	1000.00	4461.96	1000.00	1000.00
C14	1000.00	4762.31	1000.00	1000.00
C15	1000.00	5062.66	1000.00	1000.00
C16	1000.00	5363.01	1000.00	1000.00
C17	1000.00	5663.36	1000.00	1000.00
C18	1000.00	5963.71	1000.00	1000.00
C19	1000.00	6264.06	1000.00	1000.00
C20	1000.00	6564.41	1000.00	1000.00
C21	1000.00	6864.76	1000.00	1000.00
C22	1000.00	7165.11	1000.00	1000.00
C23	1000.00	7465.46	1000.00	1000.00
C24	1000.00	7765.81	1000.00	1000.00
C25	1000.00	8066.16	1000.00	1000.00
C26	1000.00	8366.51	1000.00	1000.00
C27	1000.00	8666.86	1000.00	1000.00
C28	1000.00	8967.21	1000.00	1000.00
C29	1000.00	9267.56	1000.00	1000.00
C30	1000.00	9567.91	1000.00	1000.00
C31	1000.00	9868.26	1000.00	1000.00
C32	1000.00	10168.61	1000.00	1000.00
C33	1000.00	10468.96	1000.00	1000.00
C34	1000.00	10769.31	1000.00	1000.00
C35	1000.00	11069.66	1000.00	1000.00
C36	1000.00	11370.01	1000.00	1000.00
C37	1000.00	11670.36	1000.00	1000.00
C38	1000.00	11970.71	1000.00	1000.00
C39	1000.00	12271.06	1000.00	1000.00
C40	1000.00	12571.41	1000.00	1000.00
C41	1000.00	12871.76	1000.00	1000.00
C42	1000.00	13172.11	1000.00	1000.00
C43	1000.00	13472.46	1000.00	1000.00
C44	1000.00	13772.81	1000.00	1000.00
C45	1000.00	14073.16	1000.00	1000.00
C46	1000.00	14373.51	1000.00	1000.00
C47	1000.00	14673.86	1000.00	1000.00
C48	1000.00	14974.21	1000.00	1000.00
C49	1000.00	15274.56	1000.00	1000.00
C50	1000.00	15574.91	1000.00	1000.00
C51	1000.00	15875.26	1000.00	1000.00
C52	1000.00	16175.61	1000.00	1000.00
C53	1000.00	16475.96	1000.00	1000.00
C54	1000.00	16776.31	1000.00	1000.00
C55	1000.00	17076.66	1000.00	1000.00
C56	1000.00	17377.01	1000.00	1000.00
C57	1000.00	17677.36	1000.00	1000.00
C58	1000.00	17977.71	1000.00	1000.00
C59	1000.00	18278.06	1000.00	1000.00
C60	1000.00	18578.41	1000.00	1000.00
C61	1000.00	18878.76	1000.00	1000.00
C62	1000.00	19179.11	1000.00	1000.00
C63	1000.00	19479.46	1000.00	1000.00
C64	1000.00	19779.81	1000.00	1000.00
C65	1000.00	20080.16	1000.00	1000.00
C66	1000.00	20380.51	1000.00	1000.00
C67	1000.00	20680.86	1000.00	1000.00
C68	1000.00	20981.21	1000.00	1000.00
C69	1000.00	21281.56	1000.00	1000.00
C70	1000.00	21581.91	1000.00	1000.00
C71	1000.00	21882.26	1000.00	1000.00
C72	1000.00	22182.61	1000.00	1000.00
C73	1000.00	22482.96	1000.00	1000.00
C74	1000.00	22783.31	1000.00	1000.00
C75	1000.00	23083.66	1000.00	1000.00
C76	1000.00	23384.01	1000.00	1000.00
C77	1000.00	23684.36	1000.00	1000.00
C78	1000.00	23984.71	1000.00	1000.00
C79	1000.00	24285.06	1000.00	1000.00
C80	1000.00	24585.41	1000.00	1000.00
C81	1000.00	24885.76	1000.00	1000.00
C82	1000.00	25186.11	1000.00	1000.00
C83	1000.00	25486.46	1000.00	1000.00
C84	1000.00	25786.81	1000.00	1000.00
C85	1000.00	26087.16	1000.00	1000.00
C86	1000.00	26387.51	1000.00	1000.00
C87	1000.00	26687.86	1000.00	1000.00
C88	1000.00	26988.21	1000.00	1000.00
C89	1000.00	27288.56	1000.00	1000.00
C90	1000.00	27588.91	1000.00	1000.00
C91	1000.00	27889.26	1000.00	1000.00
C92	1000.00	28189.61	1000.00	1000.00
C93	1000.00	28489.96	1000.00	1000.00
C94	1000.00	28790.31	1000.00	1000.00
C95	1000.00	29090.66	1000.00	1000.00
C96	1000.00	29391.01	1000.00	1000.00
C97	1000.00	29691.36	1000.00	1000.00
C98	1000.00	29991.71	1000.00	1000.00
C99	1000.00	30292.06	1000.00	1000.00
C100	1000.00	30592.41	1000.00	1000.00
C101	1000.00	30892.76	1000.00	1000.00
C102	1000.00	31193.11	1000.00	1000.00
C103	1000.00	31493.46	1000.00	1000.00
C104	1000.00	31793.81	1000.00	1000.00
C105	1000.00	32094.16	1000.00	1000.00
C106	1000.00	32394.51	1000.00	1000.00
C107	1000.00	32694.86	1000.00	1000.00
C108	1000.00	32995.21	1000.00	1000.00
C109	1000.00	33295.56	1000.00	1000.00
C110	1000.00	33595.91	1000.00	1000.00
C111	1000.00	33896.26	1000.00	1000.00
C112	1000.00	34196.61	1000.00	1000.00
C113	1000.00	34496.96	1000.00	1000.00
C114	1000.00	34797.31	1000.00	1000.00
C115	1000.00	35097.66	1000.00	1000.00
C116	1000.00	35398.01	1000.00	1000.00
C117	1000.00	35698.36	1000.00	1000.00
C118	1000.00	35998.71	1000.00	1000.00
C119	1000.00	36299.06	1000.00	1000.00
C120	1000.00	36599.41	1000.00	1000.00
C121	1000.00	36899.76	1000.00	1000.00
C122	1000.00	37100.11	1000.00	1000.00
C123	1000.00	37400.46	1000.00	1000.00
C124	1000.00	37700.81	1000.00	1000.00
C125	1000.00	38001.16	1000.00	1000.00
C126	1000.00	38301.51	1000.00	1000.00
C127	1000.00	38601.86	1000.00	1000.00
C128	1000.00	38902.21	1000.00	1000.00
C129	1000.00	39202.56	1000.00	1000.00
C130	1000.00	39502.91	1000.00	1000.00
C131	1000.00	39803.26	1000.00	1000.00
C132	1000.00	40103.61	1000.00	1000.00
C133	1000.00	40403.96	1000.00	1000.00
C134	1000.00	40704.31	1000.00	1000.00
C135	1000.00	41004.66	1000.00	1000.00
C136	1000.00	41305.01	1000.00	1000.00
C137	1000.00	41605.36	1000.00	1000.00
C138	1000.00	41905.71	1000.00	1000.00
C139	1000.00	42206.06	1000.00	1000.00
C140	1000.00	42506.41	1000.00	1000.00
C141	1000.00	42806.76	1000.00	1000.00
C142	1000.00	43107.11	1000.00	1000.00
C143	1000.00	43407.46	1000.00	1000.00
C144	1000.00	43707.81	1000.00	1000.00
C145	1000.00	44008.16	1000.00	1000.00
C146	1000.00	44308.51	1000.00	1000.00
C147	1000.00	44608.86	1000.00	1000.00
C148	1000.00	44909.21	1000.00	1000.00
C149	1000.00	45209.56	1000.00	1000.00
C150	1000.00	45509.91	1000.00	1000.00
C151	1000.00	45810.26	1000.00	1000.00
C152	1000.00	46110.61	1000.00	1000.00
C153	1000.00	46410.96	1000.00	1000.00
C154	1000.00	46711.31	1000.00	1000.00
C155	1000.00	47011.66	1000.00	1000.00
C156	1000.00	47312.01	1000.00	1000.00
C157	1000.00	47612.36	1000.00	1000.00
C158	1000.00	47912.71	1000.00	1000.00
C159	1000.00	48213.06	1000.00	1000.00
C160	1000.00	48513.41	1000.00	1000.00
C161	1000.00	48813.76	1000.00	1000.00
C162	1000.00	49114.11	1000.00	1000.00
C163	1000.00	49414.46	1000.00	1000.00
C164	1000.00	49714.81	1000.00	1000.00
C165	1000.00	50015.16	1000.00	1000.00
C166	1000.00	50315.51	1000.00	1000.00
C167	1000.00	50615.86	1000.00	1000.00
C168	1000.00	50916.21	1000.00	1000.00
C169	1000.00	51216.56	1000.00	1000.00
C170	1000.00	51516.91	1000.00	1000.00
C171	1000.00	51817.26	1000.00	1000.00
C172	1000.00	52117.61	1000.00	1000.00
C173	1000.00	52417.96	1000.00	1000.00
C174	1000.00	52718.31	1000.00	1000.00
C175	1000.00	53018.66	1000.00	1000.00
C176</				