#52
JAN 3 1 2008

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 08-015**

DATE: JANUARY 15, 2008

TO: MAYOR AND CITY COUNCIL

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

FROM: BILL DERMODY, SENIOR CITY PLANNER

SUBJECT: FPT07-0052 FRY'S SHOPPING CENTER

Request: Final Plat approval

Location: Southwest corner of Germann and Alma School Roads

Applicant: V3

Project Info: Approximately 7.9 acres

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 the reconfiguration of lot lines on a three-parcel, grocery-anchored retail development with a planned bank pad along Alma School Road. The plat creates the lots, tracts, and easements necessary for the property's development.

PROPOSED MOTION
Move to approve Final Plat FPT07-0052 FRY'S SHOPPING CENTER, per Staff recommendation.

Attachment
1. Final Plat

A REPLAT OF LOT 2, BLOCK 1, FRY'S SHOPPING CENTER

AS RECORDED IN BOOK 575 OF MAPS, PAGE 30, M ARICOPA COUNTY RECORDS
BEING A PORTION OF THE N.E. 1/4 OF SECTION 8, T. 2 S., R. 5 E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
CITY OF CHANDLER, COUNTY OF MARICOPA, STATE OF ARIZONA

DEDICATION PARCEL 1

PARCEL 1

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT SMITH'S FOOD & DRUG CENTERS, INC., AN OHIO CORPORATION, AS OWNER, HEREBY PUBLISH THIS REPLAT OF LOT 2, BLOCK 1 FRY'S SHOPPING CENTER SUBDIVISION AS RECORDED IN BOOK 575 OF MAPS, PAGE 30, MARICOPA COUNTY RECORDS, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, STATE OF ARIZONA AND HEREBY DECLARES THAT SAID MAP SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, STREET AND EASEMENT SHOWN SHALL BE KNOWN BY THE NAME GIVEN ON SAID MAP AND THAT SMITH'S FOOD & DRUG CENTERS, INC., AN OHIO CORPORATION, AS OWNER, PREVIOUSLY DEDICATED TO THE CITY OF CHANDLER, THE RIGHTS-OF-WAY OF GERMANN ROAD AND ALMA SCHOOL ROAD PER FRY'S SHOPPING CENTER RECORDED IN BOOK 575 OF MAPS, PAGE 30, MARICOPA COUNTY RECORDS.

SMITH'S FOOD & DRUG CENTERS, INC.

BY: ______________________

ITS: ______________________

DEDICATION PARCEL 2

PARCEL 2

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT FIRST BANK HOLDING COMPANY, A COLORADO CORPORATION AS OWNER, HEREBY PUBLISH THIS REPLAT OF LOT 2, BLOCK 1 FRY'S SHOPPING CENTER SUBDIVISION AS RECORDED IN BOOK 575 OF MAPS, PAGE 30, MARICOPA COUNTY RECORDS, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, STATE OF ARIZONA AND HEREBY DECLARES THAT SAID MAP SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, STREET AND EASEMENT SHOWN SHALL BE KNOWN BY THE NAME GIVEN ON SAID MAP.

FIRST BANK HOLDING COMPANY, A COLORADO CORPORATION

BY: ______________________

ITS: ______________________

OWNER

SMITH'S FOOD & DRUG CENTERS, INC., AN OHIO CORPORATION
1550 SOUTH REDWOOD ROAD
SALT LAKE CITY, UTAH, 84104

ACKNOWLEDGMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

ON THIS ______ DAY OF ____________________ 200_,
BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED ____________________ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

______________________ NOTARY PUBLIC   ______________ DATE

MY COMMISSION EXPIRES: ______________

OWNER

FIRST BANK HOLDING COMPANY, A COLORADO CORPORATION
12345 W. COLFAX AVE
LAKEWOOD, CO 80215

ACKNOWLEDGMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

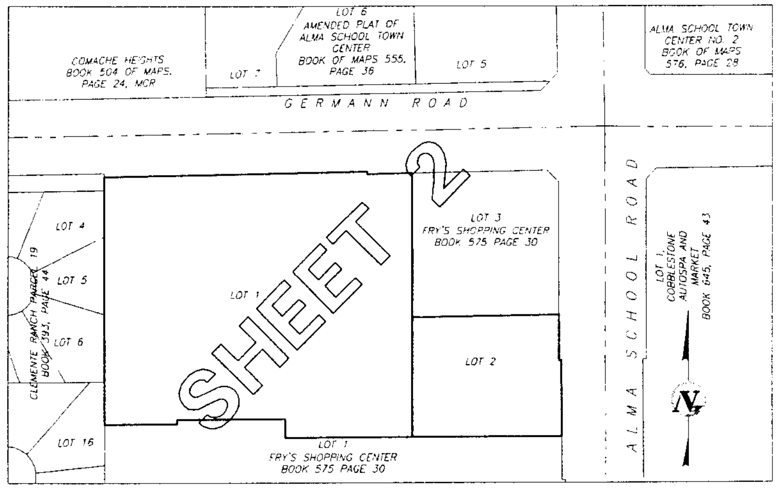
ON THIS ______ DAY OF ____________________ 200_,
BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED ____________________ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

______________________ NOTARY PUBLIC   ______________ DATE

MY COMMISSION EXPIRES ______________

KEY MAP
NTS



LEGEND

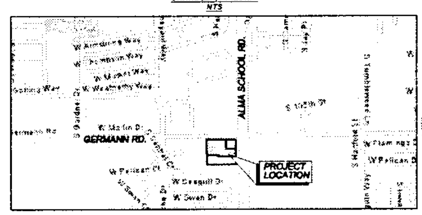
● FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "RLS 43572", UNLESS OTHERWISE NOTED

C **SET NO.5 REBAR W/ YELLOW PLASTIC CAP STAMPED "RLS 43572" TO BE SET AT COMPLETION OF MASS GRADING**

(R) DENOTES RECORD COURSE

(M) DENOTES MEASURED COURSE

VICINITY MAP
CHANDLER, ARIZONA
NTS



LOT AREA

LOT 1
230,957 SF. 5.30 AC. +/-

LOT 2
52,725 SF 1.21 AC. +/-

LOT 3
62,302 SF. 1.430 AC. +/-

TOTAL
345,984 SF. 7.942 AC. +/-

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MONUMENTED AT BOTH THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 8 BY A FOUND 3-1/4" BRASS CAP STAMPED "CITY OF CHANDLER". SAID LINE BEARS S 88°58'53" W BASED ON THE ARIZONA COORDINATE SYSTEM OF 1983, CENTRAL ZONE. FRY'S SHOPPING CENTER, BOOK 575 OF MAPS, PAGE 30, M.C.R. SHOWS THIS LINE AS N89°48'14"W(R) AND N89°47'42"(M).

PREPARED 09.07.07

Engineers Scientists Surveyors
2399 Blake Street, Suite 130
Denver, CO 80205
303.989.8588 voice
303.989.9932 fax
www.V3co.com
COMPANIES OF COLORADO, LTD.

LEGAL DESCRIPTION

PARCEL 1:

LOT 2, FRY'S SHOPPING CENTER, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 575 OF MAPS, PAGE 30

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS MONUMENTED BY A 3 1/4 INCH BRASS CAP IN RANGE BOX STAMPED "CITY OF CHANDLER", WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 8, AS MONUMENTED BY A 3 1/4 INCH BRASS CAP, STAMPED "CITY OF CHANDLER" BEARS SOUTH 88 DEGREES 58 MINUTES 53 SECONDS WEST, A DISTANCE OF 2684.30 FEET, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION.

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, SOUTH 00 DEGREES 12 MINUTES 22 SECONDS EAST, A DISTANCE OF 322.03 FEET TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 3 OF SAID FRY'S SHOPPING CENTER;

THENCE SOUTH 88 DEGREES 58 MINUTES 53 SECONDS WEST, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ALMA SCHOOL ROAD, AS DEDICATED BY SAID FRY'S SHOPPING CENTER, THE FOLLOWING 3 COURSES:
1) SOUTH 00 DEGREES 12 MINUTES 22 SECONDS EAST, A DISTANCE OF 77.98 FEET; D
2) NORTH 89 DEGREES 48 MINUTES 10 SECONDS 4.00 FEET;
3) SOUTH 00 DEGREES 12 MINUTES 22 SECONDS EAST, A DISTANCE OF 130.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 2;

THENCE NORTH 00 DEGREES 11 MINUTES 50 SECONDS WEST, A DISTANCE OF 204.48 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 88 DEGREES 58 MINUTES 53 SECONDS EAST, A DISTANCE OF 253.07 FEET TO THE POINT OF BEGINNING

PARCEL 2:

THAT PORTION OF LOT 2, FRY'S SHOPPING CENTER ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 575 OF MAPS, PAGE 30, LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2, SOUTH RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS:

LEGAL DESCRIPTION CONT'D

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, AS MONUMENTED BY A 3 1/4 INCH BRASS CAP IN RANGE BOX STAMPED "CITY OF CHANDLER", WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 8, AS MONUMENTED BY A 3 1/4 INCH BRASS CAP, STAMPED "CITY OF CHANDLER" BEARS SOUTH 88 DEGREES 58 MINUTES 53 SECONDS WEST, A DISTANCE OF 2684.30 FEET, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE ALONG THE EAST LINE OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, SOUTH 00 DEGREES 12 MINUTES 22 SECONDS EAST, A DISTANCE OF 122.03 FEET TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 3 OF SAID FRY'S SHOPPING CENTER;

THENCE SOUTH 88 DEGREES 58 MINUTES 53 SECONDS WEST, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE FOLLOWING 3 COURSES:

1) SOUTH 00 DEGREES 12 MINUTES 22 SECONDS EAST, A DISTANCE OF 77.98 FEET; D
2) NORTH 89 DEGREES 48 MINUTES 10 SECONDS EAST, A DISTANCE OF 4.00 FEET; D
3) SOUTH 00 DEGREES 12 MINUTES 22 SECONDS EAST, A DISTANCE OF 130.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 2.

THENCE ALONG THE SOUTH LINE OF SAID LOT 2, SOUTH 89 DEGREES 49 MINUTES 09 SECONDS WEST, A DISTANCE OF 257.08 FEET;

THENCE NORTH 00 DEGREES 11 MINUTES 50 SECONDS WEST, A DISTANCE OF 204.48 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 88 DEGREES 58 MINUTES 53 SECONDS EAST, A DISTANCE OF 253.07 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
2. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
3. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
4. THAT BLANKET PRIVATE CROSS ACCESS EASEMENT FOR POTABLE WATER, SANITARY SEWER, FIRE LINE, PEDESTRIAN ACCESS, VEHICULAR ACCESS, EMERGENCY VEHICULAR ACCESS AND DRAINAGE PROVIDED FOR ON FRY'S SHOPPING CENTER", BOOK 575 OF MAPS AT PAGE 30, IS NOT DIMINISHED BY THIS PLAT.
5. THE CLIENT HAS BEEN INFORMED AND HEREBY IS REMINDED THAT THERE ARE RULES AND REGULATIONS THAT MUST BE COMPLIED WITH REGARDING LAND DIVISION. THE PROPER GOVERNING AUTHORITIES SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS.
6. ALL MONUMENTATION TO BE SET AT THE COMPLETION OF MASS GRADING

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF

WILLIAM G. BUNTROCK, RLS 43572
REGISTERED LAND SURVEYOR
FOR AND ON BEHALF OF
V3 COMPANIES OF COLORADO
2399 BLAKE STREET, SUITE 130
DENVER, COLORADO 80205
PROJ. NO. D05074

CITY OF CHANDLER CERTIFICATION

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS AND TRACTS SHOWN ON THIS PLAT CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED

______________________ PLANNING & DEVELOPMENT DIRECTOR   ______________ DATE

CITY OF CHANDLER CERTIFICATION

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THIS SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES.

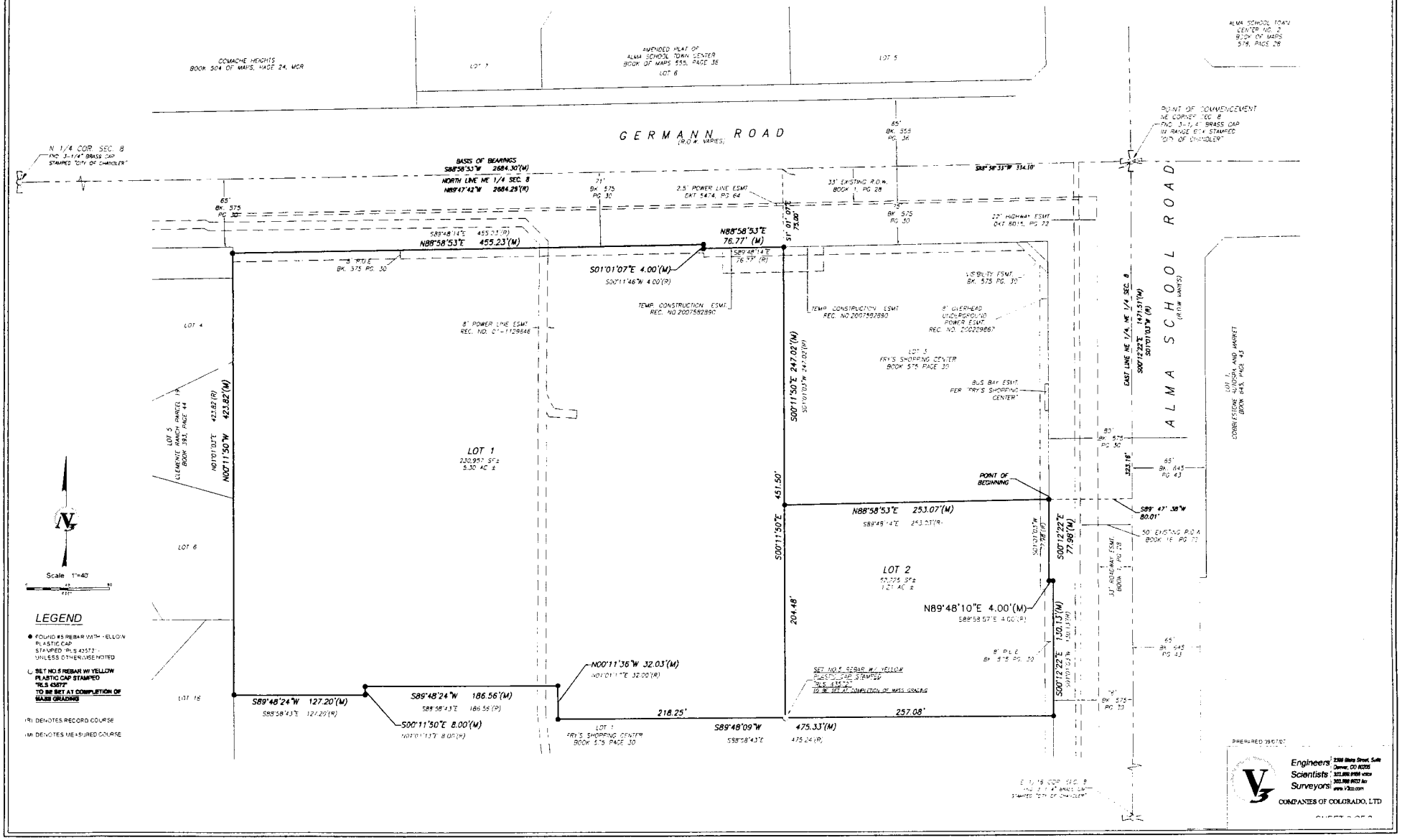
______________________ CITY ENGINEER   ______________ DATE

CITY OF CHANDLER CERTIFICATION

APPROVED BY THE COUNCIL OF THE CITY CHANDLER, ARIZONA THIS ______ DAY OF ____________ 20___

BY: ______________________ MAYOR   ________ DATE

ATTEST: ______________________ CITY CLERK   ________ DATE

A REPLAT OF LOT 2, BLOCK 1, FRY'S SHOPPING CENTER

AS RECORDED IN BOOK 575 OF MAPS, PAGE 30, M. ARICOPA COUNTY RECORDS
BEING A PORTION OF THE N.E. 1/4 OF SECTION 8, T. 2 S., R. 5 E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
CITY OF CHANDLER, COUNTY OF MARICOPA, STATE OF ARIZONA