



Chandler • Arizona
Where Values Make The Difference

#46
FEB 14 2008

MEMORANDUM **Planning and Development – Staff Memo No. CC 08-036**

DATE: JANUARY 31, 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: KEVIN MAYO, PRINCIPAL PLANNER

SUBJECT: FPT07-0059 WARNER COMMERCE PARK

Request: Final Plat Amendment approval

Location: Southeast Corner Warner Road and Delaware Street

Applicant: Viawest WCP I, LLC

Project Info: 16.89-acre parcel

RECOMMENDATION

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

BACKGROUND

This Final Plat Amendment is for a business park development with commercial and industrial uses. The property is located at the southeast corner of Warner Road and Delaware Street. 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 FPT07-0059 WARNER COMMERCE PARK as per Staff recommendation

Attachment

1. Final Plat

AMENDED FINAL PLAT TRACT "A" OF WARNER COMMERCE PARK

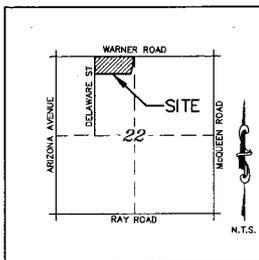
1ST AMENDMENT TO THE FINAL PLAT FOR WARNER COMMERCE PARK, TRACT "A", AS RECORDED IN BOOK 784, PAGE 3 RECORDS OF MARICOPA COUNTY, ARIZONA, A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SIG
 SURVEY INNOVATION
 GROUP, INC.
 Land Surveying Services
 16414 N. 91ST STREET
 SUITE 200
 SCOTTSDALE, ARIZONA 85260
 PHONE (602) 952-0780
 FAX (602) 952-0781

AMENDED FINAL PLAT
 TRACT "A" OF
 WARNER COMMERCE PARK
 CHANDLER, ARIZONA

REVISIONS:
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 DRAWING NAME:
 4100-PLAT-AMEND
 JOB NO. 04100
 DRAWN: KDD
 CHECKED: JAS
 DATE: 10/12/2007
 SCALE: N.T.S.
 SHEET: 1 OF 2

FPT07-0059



OWNER / DEVELOPER

VIAWEST WOP I, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
 2930 E. CAMELBACK RD., SUITE 100
 PHOENIX, ARIZONA 85016
 PH: (602) 967-2820
 FX: (602) 951-2806
 CONTACT: STEVEN SCHWARZ

AREAS

NET AREA
 LOT 1: 148,757 SQ.FT. OR 3.438 AC. MORE OR LESS
 LOT 2: 121,413 SQ.FT. OR 2.787 AC. MORE OR LESS
 OVERALL NET: 634,354 SQ.FT. OR 14.563 AC. MORE OR LESS
 OVERALL GROSS: 736,106 SQ.FT. OR 16.899 AC. MORE OR LESS

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS ____ DAY OF ____ 20__

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

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

BY: _____ DATE _____
CITY ENGINEER

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.

BY: _____ DATE _____
PLANNING & DEVELOPMENT DIRECTOR

CERTIFICATION

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

JASON SEGNER
 R.L.S. #28833
 16414 N. 91ST STREET STE. 102
 SCOTTSDALE, ARIZONA 85245



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS THAT VIAWEST WOP I, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF WARNER COMMERCE PARK TRACT "A" AN AMENDED FINAL PLAT OF WARNER COMMERCE PARK BOOK 784, PAGE 3 MARICOPA COUNTY, ARIZONA RECORDERS OFFICE, A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA RECORDERS OFFICE, AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF WARNER COMMERCE PARK TRACT "A", AN AMENDED FINAL PLAT OF WARNER COMMERCE PARK BOOK 784, PAGE 3 MARICOPA COUNTY, ARIZONA RECORDERS OFFICE, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND DIMENSIONS OF LOTS 1 AND 2, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY, AND THAT VIAWEST WOP I, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HEREBY DEDICATES A BLANKET EASEMENT FOR EMERGENCY VEHICLES ACCESS TO THE CITY OF CHANDLER. EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT. THIS PLAT DOES NOT CONSTITUTE A RE-PLAT OR A CORRECTION OF ANY OTHER PORTION OF THE FINAL PLAT FOR "WARNER COMMERCE PARK" AS SHOWN ON THE ORIGINAL FINAL PLAT. THE MAINTENANCE OF LANDSCAPING WITHIN THE RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ADJUTING TRACT/LOT OWNER.

IN WITNESS WHEREOF, VIAWEST WOP I, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED.

BY: VIAWEST PROPERTIES, LLC, MANAGER OF VIAWEST WOP I, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.

THIS ____ DAY OF _____ 20__

BY: _____
(SIGNATURE)

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____ 20__ 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 PURPOSE THEREIN CONTAINED.

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

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DKT. NO. _____ RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS ____ DAY OF _____ 20__

SAN DIEGO NATIONAL BANK

BY: _____ ITS: _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS ____ DAY OF _____ 20__ 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 PURPOSE THEREIN CONTAINED.

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

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC _____ DATE _____

LEGEND

- FOUND BRASS CAP IN HANDHOLE
- FOUND BRASS CAP FLUSH
- FOUND 1/2" REBAR
- R/W RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT

BASIS OF BEARING

WARNER ROAD, BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
 SAID LINE BEARS SOUTH 89 DEGREES 45 MINUTES 53 SECONDS EAST.
 *PER FINAL PLAT IN BOOK 513, PAGE 23, M.C.R. SAME LINE BEARS NORTH 89 DEGREES 50 MINUTES 37 SECONDS EAST.

NOTES

- 1) CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES, AND DRIVEWAYS.
- 2) 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.
- 3) THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF CHANDLER WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 4) ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 5) THERE EXISTS A BLANKET CROSS EMERGENCY VEHICULAR ACCESS EASEMENT BETWEEN ADJACENT LOT 1 AND TRACT "A" AS DEDICATED ON THE ORIGINAL PLAT FOR WARNER COMMERCE PARK, ACCORDING TO BOOK 784 OF MAPS, PAGE 3 RECORDS OF MARICOPA COUNTY, ARIZONA. ALL DEDICATIONS SHOWN ON THE ORIGINAL PLAT TO REMAIN.

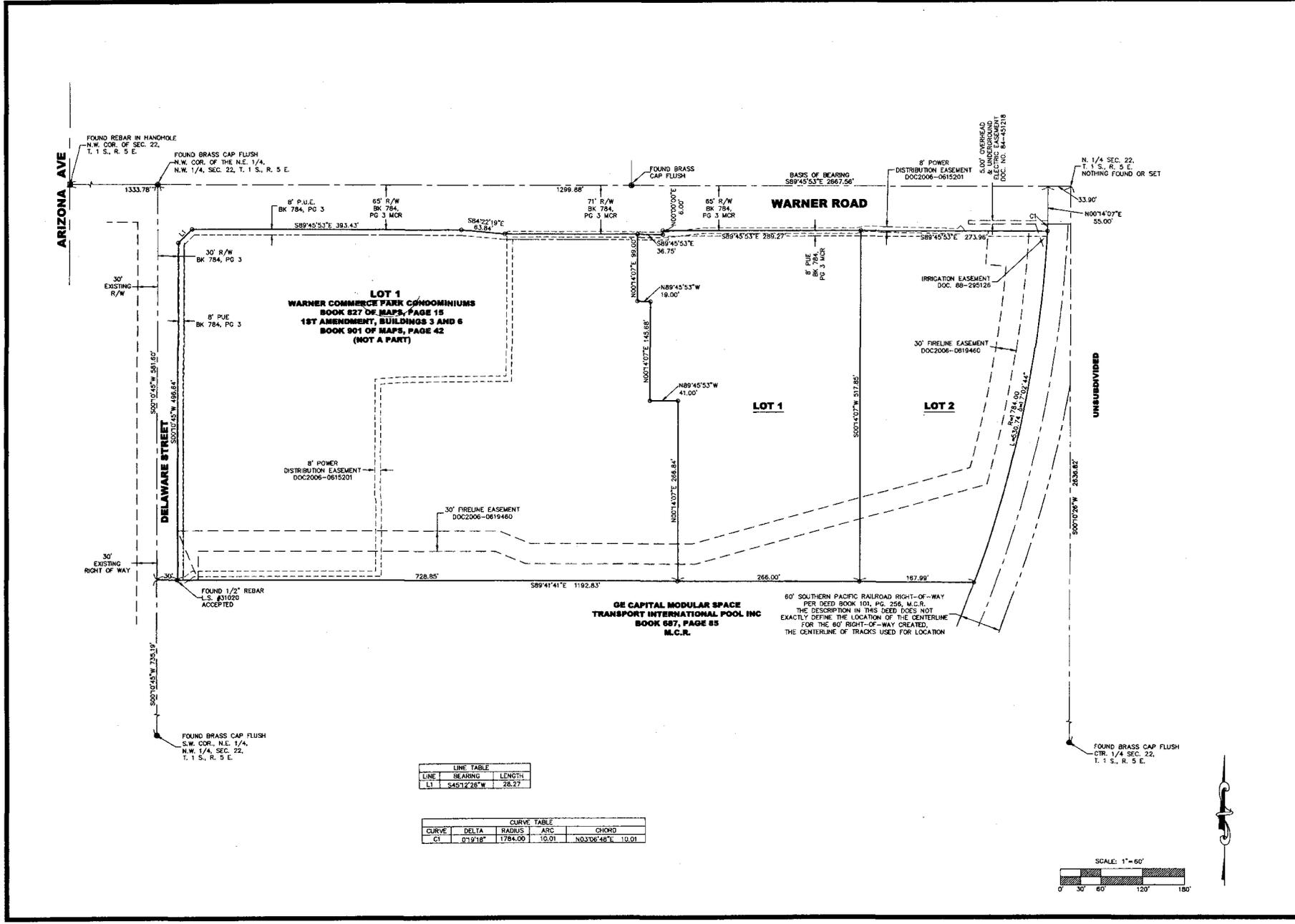
**AMENDED FINAL PLAT
TRACT "A" OF
WARNER COMMERCE PARK
CHANDLER, ARIZONA**



REVISIONS:

DRAWING NAME:
4100-PLAT-AMEND
JOB NO. D4100
DRAWN: KDD
CHECKED: JAS
DATE: 10/12/2007
SCALE: 1" = 60'
SHEET: 2 OF 2

FPT07-0059



LINE TABLE

LINE	BEARING	LENGTH
L1	S45°12'28"W	28.27

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD
C1	87°51'18"	1784.00	10.01	N03°08'48"E 10.01

