

#47
FEB 28 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 08-042**

DATE: FEBRUARY 13, 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: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: FPT07-0042 PARCLAND CROSSING

Request: Final Plat approval

Location: Northeast corner of Alma School and Willis Roads

Applicant: CMX, Inc.

Project Info: Approximately a 39.18-net acre parcel divided into 7 lots

RECOMMENDATION

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

BACKGROUND

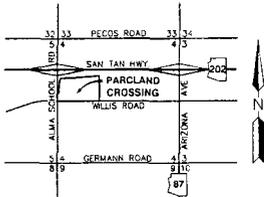
This final plat is for a 7-lot subdivision for a mixed-use development including commercial and multi-family residential. The plat creates the lots, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

Move to approve the Final Plat FPT07-0042 PARCLAND CROSSING, per Staff recommendation.

Attachment

1. Final Plat



VICINITY MAP
SECTION 4, T2S, R5E
NOT TO SCALE

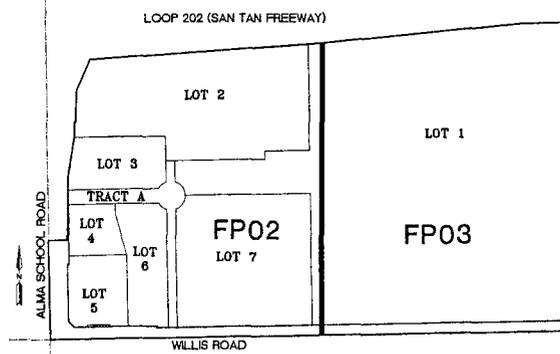
SHEET INDEX

FP01 COVER SHEET
FP02-FP03 FINAL PLAT SHEETS

NOTES:

- 1) ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
- 2) CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- 3) THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
- 4) ALL INDIVIDUAL LOT CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT. PROPERTY CORNERS WILL BE SET AT COMPLETION OF MASS GRADING.
- 5) NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPED THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- 6) 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.
- 7) THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP 0401J02865G, DATED SEPTEMBER 30, 2005.
- 8) VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
- 9) THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ("TITELHOLDERS") SHALL BE RESPONSIBLE FOR THE IRRIGATION OF THE COMMON AREA TRACTS. THE SOURCE OF IRRIGATION WATER FOR THE COMMON AREA TRACTS SHALL BE RECLAIMED WATER ("EFFLUENT"), BUT IF RECLAIMED WATER IS UNAVAILABLE AT THE TIME CONSTRUCTION IN THE SUBDIVISION BEGINS, THE TITELHOLDERS SHALL CAUSE THE COMMON AREA TRACTS TO BE IRRIGATED AND SUPPLIED WITH WATER OTHER THAN SURFACE WATER FROM ANY IRRIGATION DISTRICT, THROUGH SOURCES CONSISTENT WITH THE ARIZONA LAW AND THE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. ONCE EFFLUENT OF THE QUANTITY AND QUALITY NEEDED TO SUPPORT SUCH COMMON AREA TRACTS IS AVAILABLE, THEN THE TITELHOLDERS SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON AREA TRACTS. AT SUCH TIME AS TITLE TO THE COMMON AREA TRACTS IS SOLD OR OTHERWISE TRANSFERRED, IN WHOLE OR IN PART, WHETHER TO THE SUBDIVISION COMMUNITY (PROPERTY OWNERS) ASSOCIATION OR TO SOME THIRD PARTY, THE TITELHOLDERS SHALL ALSO SELL OR TRANSFER, AT THE OPTION OF THE PARTY ACQUIRING THE TITLE THERE TO, ANY WATER RIGHTS OR PERMITS HELD BY OR IN THE NAME OF THE TITELHOLDERS) BENEFITING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.
- 10) ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE PROPERTY OWNERS ASSOCIATION. THE PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- 12) EASEMENTS FOR PRIVATE UTILITIES, ROADWAYS, WALKWAYS, INGRESS, EGRESS, PARKING, DRAINAGE, EMERGENCY VEHICLE AND FACILITY CONSTRUCTION AND MAINTENANCE ARE PROVIDED ACCORDING TO THE "RECORDAL DECLARATION OF RESTRICTIONS AND EASEMENTS," DOC 2006-0684256, MARICOPA COUNTY RECORDS.

FINAL PLAT FOR
PARLAND CROSSING
LOCATED IN THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



INDEX MAP
N.T.S.

LOT TABLE

LOT	SQ. FT.	ACRES
LOT 1	968,743	22.293
LOT 2	273,410	6.276
LOT 3	60,083	1.373
LOT 4	31,990	0.734
LOT 5	92,065	2.102
LOT 6	63,982	1.468
LOT 7	217,975	5.040
TOTAL	1,668,247	38.2976

TRACT TABLE

TRACT	SQ. FT.	ACRES	INGRESS, EGRESS, PEDESTRIAN & VEHICULAR ACCESS, PUBLIC UTILITIES
TRACT A	38,367	0.8808	

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DOC. NO. 2006-0684255, 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 HAS SIGNED THEIR NAMES THIS _____ DAY OF _____, 2007.

JP MORGAN CHASE BANK, N.A., A NATIONAL BANKING ASSOCIATION

BY: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2007, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____

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: _____

SITE DATA:

GROSS BOUNDARY AREA	1,793,791 SQ. FT.	41.1798 ACRES
ALMA SCHOOL RD & WILLIS RD R/W DEDICATION	87,177 SQ. FT.	2.0013 ACRES
NET BOUNDARY AREA	1,706,614 SQ. FT.	39.1785 ACRES

PROPERTY OWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION _____ DULY ELECTED _____ OF PARLAND CROSSING PROPERTY OWNERS ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

SIGNATURE _____ DATE _____

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2007, 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: _____

SURVEYOR'S CERTIFICATION:

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.

GREG G. RUGLAND
REGISTERED LAND SURVEYOR NO. 29272
CMX, L.L.C.
3100 WEST RAY ROAD SUITE 201
CHANDLER, ARIZONA 85226
PHONE: (480) 648-1900



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT ALMA SCHOOL & 202, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND LAUTH GROUP, INC., AN INDIANA CORPORATION, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "PARLAND CROSSING," A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "PARLAND CROSSING" AND HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

THAT ALMA SCHOOL & 202, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND LAUTH GROUP, INC., AN INDIANA CORPORATION, AS OWNERS, HEREBY DEDICATE TO THE PUBLIC, FOR USE AS SUCH, THE STREET RIGHTS-OF-WAY AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT INCLUDING EASEMENTS FOR PUBLIC UTILITIES AND AN EASEMENT FOR VEHICULAR NON-ACCESS OVER ALL LOTS AND TRACTS.

TRACT A IS NOT DEDICATED TO THE PUBLIC, BUT IS PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE PARLAND CROSSING PROPERTY OWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE PARLAND CROSSING PROPERTY OWNERS ASSOCIATION OR ABUTTING PROPERTY OWNER.

IN WITNESS WHEREOF, ALMA SCHOOL & 202, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND LAUTH GROUP, INC., AN INDIANA CORPORATION, AS OWNERS, HAVE HEREUNTO CAUSED THEIR NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE OFFICERS LISTED BELOW, THEREUNTO DULY AUTHORIZED.

ALMA SCHOOL & 202, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
KITCHELL DEVELOPMENT COMPANY, AN ARIZONA CORPORATION, ITS MANAGING MEMBER

LAUTH GROUP, INC., AN INDIANA CORPORATION

BY: _____ DATE: _____ BY: _____ DATE: _____
ITS: _____ ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2007, 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: _____

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2007, 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: _____

BASIS OF BEARINGS:

BASIS OF BEARINGS IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, (ALSO KNOWN AS THE CENTERLINE OF WILLIS ROAD) A BEARING N89°04'34"E, SAID BASIS OF BEARINGS IS 19 SECONDS LESS THAN THE BASIS OF BEARINGS OF N89°04'34"E USED IN THE FINAL PLAT FOR ALMA SCHOOL, PLACED RECORDED IN BOOK 587, PAGE 18, M.C.R.

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 AND DEVELOPMENT DIRECTOR DATE _____

CERTIFICATION

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

CITY ENGINEER DATE _____

APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS _____ DAY OF _____, 2007.

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

COUNTY RECORDER

C.O.C. LOG NO. FPT 07-0042

© Copyright, CMX, 2007. This document and its contents are the property of CMX. All information is hereby placed under copyright. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of CMX.

CHANDLER OFFICE
1101 W. CHANDLER
CHANDLER, ARIZONA 85226
PH: (480) 648-1900
FAX: (480) 648-1918



PARLAND CROSSING
NEC ALMA SCHOOL RD & WILLIS RD
PHOENIX, ARIZONA

CMX PROJ: 7499 DATE: SEPT 2007 SCALE: 1" = 50'
DESIGNED: CMX DRAWING NO: APPROVED: GGR
REV: _____

DWG NO. FP01
SHT. 1 OF 3

