

#60

MAY 22 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning and Development – CC Memo No. 08-106

DATE: MAY 8, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR

FROM: KEVIN MAYO, ACTING PLANNING MANAGER

SUBJECT: CPT08-0004 DOBSON VILLAGE BUILDING 'A'

Request: Condominium Plat approval

Location: Northeast corner of Dobson and Frye Roads

Project Info: Re-plat of Building A, Units 1, 3, 4 and 5, 8,260 square-foot building

Applicant: Jason Segneri
Survey Innovation Group, Inc.

RECOMMENDATION

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

BACKGROUND

This Condominium Plat is for Building 'A' within an office development consisting of medical and general office uses. The plat creates the units and tracts, and establishes the necessary easements.

PROPOSED MOTION

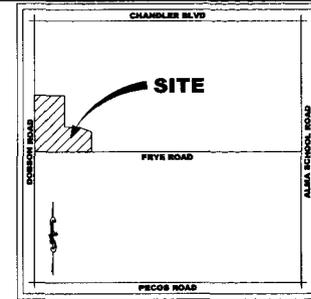
Move to approve the Condominium Plat CPT08-0004 DOBSON VILLAGE BUILDING 'A', as per Staff recommendation.

Attachments

- 1. Condominium Plat
- 2. Vicinity Map

**A REPEAT OF THE CONDOMINIUM PLAT
FOR
BUILDING "A"
DOBSON VILLAGE, A CONDOMINIUM**

A REPEAT OF BUILDING "A" FOR DOBSON VILLAGE A CONDOMINIUM ACCORDING TO THE FINAL PLAT AND CONDOMINIUM PLAT RECORDED IN BOOK 926 OF MAPS, PAGE 1 RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP HTS

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services
16414 NORTH 91ST ST, STE B-102
SCOTTSDALE, ARIZONA 85268
PHONE (480) 932-0780
FAX (480) 932-0781

**A REPEAT OF THE CONDOMINIUM PLAT
FOR BUILDING "A"
DOBSON VILLAGE, A CONDOMINIUM
CHANDLER, ARIZONA**

OWNER

WESTWOOD DEVELOPMENT, LC
5812 W. SPUR DRIVE
PHOENIX, AZ 85033
602.653.7446
CONTACT: TOM REED

LEGAL DESCRIPTION

BUILDING "A", DOBSON VILLAGE A CONDOMINIUM ACCORDING TO THE FINAL PLAT AND CONDOMINIUM PLAT RECORDED IN BOOK 926 OF MAPS, PAGE 1 RECORDS OF MARICOPA COUNTY, ARIZONA

BENCHMARK

BRASSCAP FLUSH LOCATED 200' NORTH OF THE INTERSECTION OF PECOS ROAD AND DOBSON ROAD, 12'4" WEST OF EDGE OF PAYMENT; 3'4" EAST OF BARBED WIRE FENCE.
ELEVATION = 1193.16 (CHANDLER MUNICIPAL CONTROL NETWORK)

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ACCORDING TO THE A.L.T.A./A.C.S.M. LAND TITLE SURVEY COMPLETED BY SUPERIOR SURVEYING SERVICES, INC, SEALED BY G. BRYAN GOETTSCHNEIDER 3/22/05. SAID LINE BEARS NORTH 00 DEGREES 00 MINUTES 02 SECONDS WEST

ASSOCIATION RATIFICATION

BY THIS RATIFICATION: _____
DULY ELECTED _____
OF _____
ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

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 PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC DATE

LIEN HOLDER'S RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED, AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DKT No. 04-1335008, RECORDS OF 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____.

BY: _____ ITS: _____

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 PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC DATE

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS ___ DAY OF _____, 20____.

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

CERTIFICATIONS

THIS IS TO CERTIFY THAT IN MY OPINION ALL UNITS AND COMMON ELEMENTS SHOWN UPON THIS PLAT CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

PLANNING & DEVELOPMENT DIRECTOR DATE _____

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THE PROPOSED SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING ASSURED WATER SUPPLY PURSUANT TO SECTION 40-576, ARIZONA REVISED STATUTES.

CITY ENGINEER DATE _____

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
KNOW ALL MEN BY THESE PRESENTS:
WESTWOOD DEVELOPMENT, L.C., AN ARIZONA LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS REPEAT TO THE CONDOMINIUM PLAT OF BUILDING "A" FOR DOBSON VILLAGE, A CONDOMINIUM CONDOMINIUM PLAT AS RECORDED IN BOOK 926 OF MAPS, PAGE 1 RECORDS OF MARICOPA COUNTY ARIZONA OVER A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND MARKED HEREON, AND HEREBY DECLARES THAT SAID REPEAT SETS FORTH THE LOCATIONS AND DIMENSIONS OF THE UNITS AND THE BOUNDARY OF THE CONDOMINIUM AND THE LOCATION AND DIMENSIONS OF THE BOUNDARIES OF THE UNITS AND THAT EACH UNIT SHALL BE KNOWN BY THE NUMBER GIVEN TO SUCH UNIT ON THIS PLAT.

OWNERS WARRANT AND REPRESENT TO THE CITY OF CHANDLER THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON, OR ENTITY, HAVING AN INTEREST IN THE LAND ADHERE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS MAP HAS CONSENTED TO, OR JOINED IN THIS MAP, AS EVIDENCE BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP IS RECORDED.

IN WITNESS WHEREOF, WESTWOOD DEVELOPMENT, L.C., AN ARIZONA LIABILITY COMPANY, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 20____.

WESTWOOD DEVELOPMENT, L.C., AN ARIZONA LIABILITY COMPANY

BY: _____ ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ OF DOBSON VILLAGE INVESTORS, L.L.C., 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 HERETO SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC DATE

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.

J.S. *4/1/08*
DATE _____
JASON SEIGNER, REGISTERED LAND SURVEYOR No. 35833
SURVEY INNOVATION GROUP, INC.
16414 NORTH 91ST STREET, SUITE 102
SCOTTSDALE, ARIZONA 85268



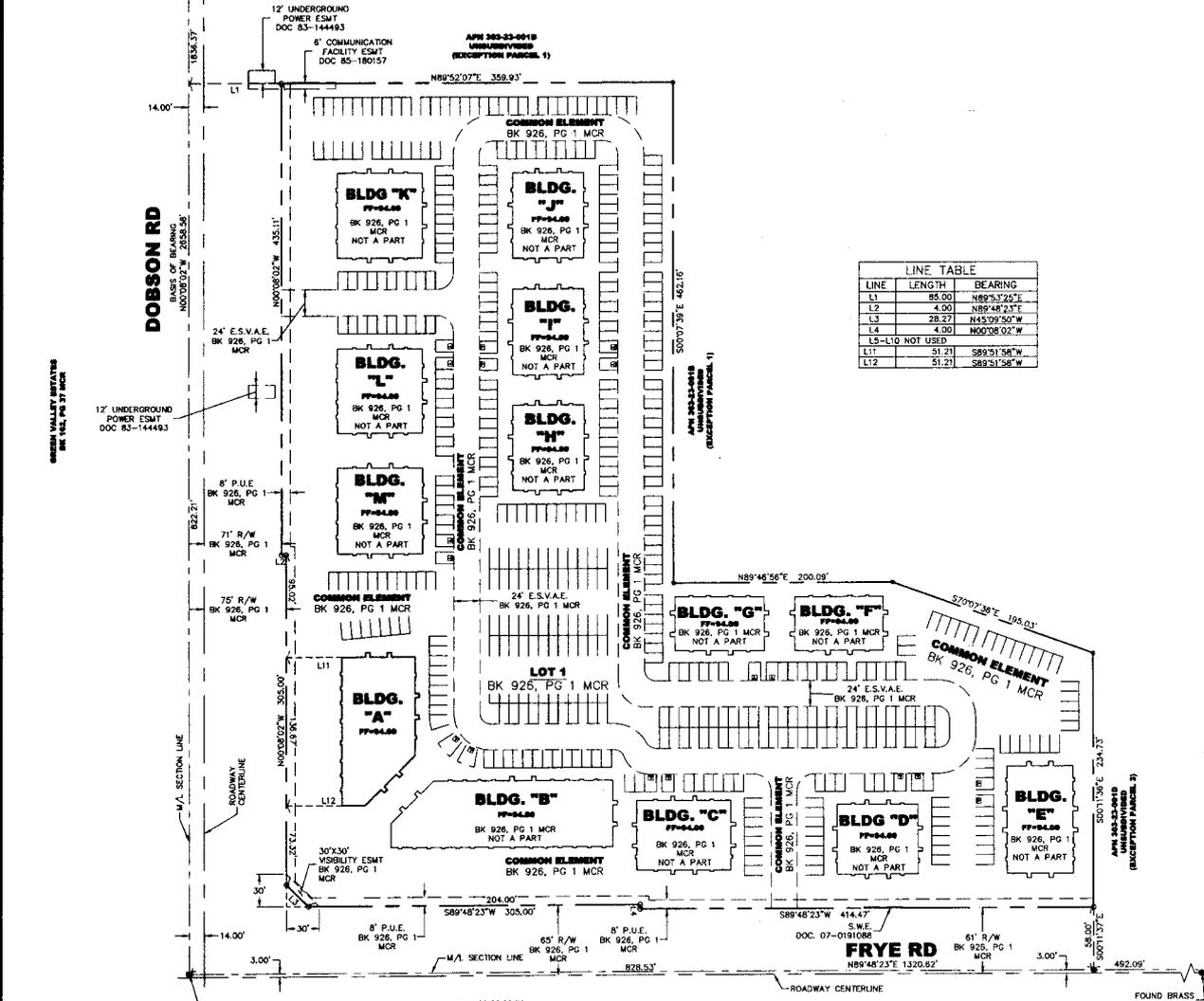
REVISIONS:
A
B
C

DRAWING NAME:
50710P1A
JOB NO. 5071.2
DRAWN: KOD
CHECKED: JAS
DATE: 4/08/2008
SCALE:
SHEET: 1 OF 3

C.O.C. LOG NO.

CPT08-0004

FND BRASS CAP IN A HANDHOLE
NORTHWEST CORNER
SECT. 32, T 1S, R 9E



LINE	LENGTH	BEARING
L1	85.00	N89°51'26"E
L2	4.00	N89°48'23"E
L3	28.27	S45°09'50"W
L4	4.00	N00°08'02"W
L5-L10	NOT USED	
L11	51.21	S89°51'38"W
L12	51.21	S89°51'38"W

NOTES (PER BOOK 926 OF MAPS, PAGE 01 MCR)

1. THE LOCATION AND DIMENSIONS OF THE BUILDING AND UNITS AS SHOWN ON THE PLAN ARE BASED ON THE ARCHITECTURAL DRAWINGS AND ARE APPROXIMATE. THE ACTUAL LOCATION AND DIMENSIONS OF THE BUILDING AND UNITS MAY VARY FROM THE LOCATION AND DIMENSIONS OF THE BUILDING AND UNITS AS SHOWN ON THIS PLAN.
2. THE HORIZONTAL AND VERTICAL UNIT DIMENSIONS ARE IN ACCORDANCE WITH THE DEFINITION OF "UNIT BOUNDARIES" AS SET FORTH IN THE CONDOMINIUM DECLARATION FOR DOBSON VILLAGE, A CONDOMINIUM TO BE RECORDED WITH THE MARICOPA COUNTY RECORDER.
3. THERE ARE NO EXISTING VISIBLE ENCROACHMENTS OF ANY PORTION OF THIS PROJECT.
4. THE PHYSICAL BOUNDARIES OF, AND THE ITEMS COMPRISING THE UNITS ARE AS FOLLOWS: (i) THE VERTICAL BOUNDARIES ARE THE EXTERIOR FINISHED SURFACE OF THE PERIMETER WALLS OF THE BUILDING AND A VERTICAL PLANE RUNNING THROUGH THE CENTER OF THE PARTY WALL SEPARATING THE UNIT FROM ANOTHER UNIT, FROM COMMON ELEMENTS, OR FROM LIMITED COMMON ELEMENTS; (ii) THE LOWER HORIZONTAL BOUNDARY IS THE TOP OF THE FLOOR SLAB BENEATH THE UNIT, AND (iii) THE UPPER HORIZONTAL BOUNDARY IS THE HORIZONTAL PLANE RUNNING TEN FEET (10') ABOVE THE TOP OF THE FLOOR SLAB (THE LOWER HORIZONTAL BOUNDARY, THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE MORE FULLY DESCRIBED IN THE CONDOMINIUM DECLARATION FOR DOBSON VILLAGE, A CONDOMINIUM).
5. UNIT NUMBERS SHOWN ARE NOT TO BE MISCONSTRUED AS SUITE NUMBERS. SUITE NUMBERS SHALL BE ASSIGNED BY THE CITY OF CHANDLER PUBLIC WORKS, ADDRESSING DEPARTMENT.
6. ALL UTILITIES NEW OR RELOCATED TO BE PLACED UNDERGROUND.
7. NO STRUCTURE OF ANY KIND SHALL BE IMPROVED OR PLACED WITHIN THE WATER, SEWER, AND UTILITY EASEMENTS EXCEPT PAVING OR PLANTING AS DESIGNATED BY APPROVED LANDSCAPING PLANS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF CHANDLER SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
8. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
9. MAINTENANCE OF ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF DOBSON VILLAGE OFFICE CONDOMINIUM ASSOCIATION.
10. VISIBILITY EASEMENT RESTRICTION: 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.
11. 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.
12. IN EASEMENTS FOR 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 ALLOWED.
13. ALL COMMON ELEMENTS SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE OWNED IN COMMON, WITH AN UNDIVIDED INTEREST, BY ALL MEMBERS OF THE CONDOMINIUM. THE COMMON PROPERTY SHALL BE INCLUDED WITHIN THE SCOPE OF THE DEEDS TRANSFERRING OWNERSHIP OF UNITS IN THIS CONDOMINIUM. THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
14. THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR IRRIGATION OF THE COMMON ELEMENTS. THE SOURCE OF IRRIGATION WATER FOR THE COMMON ELEMENT SHALL BE RECLAIMED WATER ("EFFLUENT"), BUT IF RECLAIMED WATER IS UNAVAILABLE AT THE TIME CONSTRUCTION IN THE SUBDIVISION BEGINS, THE TITLEHOLDER SHALL CAUSE THE COMMON ELEMENT TO BE IRRIGATED AND SUPPLIED WITH WATER, OTHER THAN SURFACE WATER FROM ANY IRRIGATION DISTRICT, THROUGH SOURCES CONSISTENT WITH 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 ELEMENT IS AVAILABLE, THE TITLEHOLDER(S) SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON ELEMENT.
15. BUILDING LETTERS SHOWN ARE NOT PART OF THE ADDRESS OR SUITE NUMBERS, AND WILL NOT BE ON THE BUILDINGS.

BENCHMARK

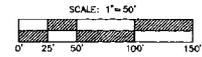
BRASS CAP FLUSH LOCATED 200' & NORTH OF THE INTERSECTION OF PECOS ROAD AND DOBSON ROAD; 12' ± WEST OF EDGE OF PAYMENT; 3' ± EAST OF BARBED WIRE FENCE; ELEVATION = 1183.16 (CHANDLER MUNICIPAL CONTROL NETWORK)

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, ACCORDING TO THE A.L.T.A./A.C.S.M. LAND TITLE SURVEY COMPLETED BY SUPERIOR SURVEYING SERVICES, INC. SEALED BY G. BRYAN GOETZENBERGER 3/22/05. SAID LINE BEARS NORTH 00 DEGREES 08 MINUTES 02 SECONDS WEST

LEGEND

- FOUND BRASS CAP IN HAND HOLE - AS NOTED
- FOUND BRASS CAP FLUSH - AS NOTED
- FOUND 1/2" REBAR - ACCEPTED CORNER
- FOUND CHISELED "X" IN CONCRETE
- ⊠ SET 1/2" REBAR RLS TAG #35833 - SET AT THE COMPLETION OF MASS GRADING
- L.C.E. LIMITED COMMON ELEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- E.S.V.A.E. EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
- W.L.E. WATER LINE EASEMENT
- ESMT. EASEMENT
- S.W.E. SIDEWALK EASEMENT
- M.C.R. MARICOPA COUNTY RECORDERS



C.O.C. LOG NO.

14114 NORTH 91ST ST., STE 10-102
SCOTTSDALE, AZ 85258
PHONE (480) 932-0770
FAX (480) 932-0771

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

**A REPLAT OF THE CONDOMINIUM PLAT
FOR BUILDING "A"
DOBSON VILLAGE, A CONDOMINIUM
CHANDLER, ARIZONA**



EXPIRES 9/30/10

REVISIONS:

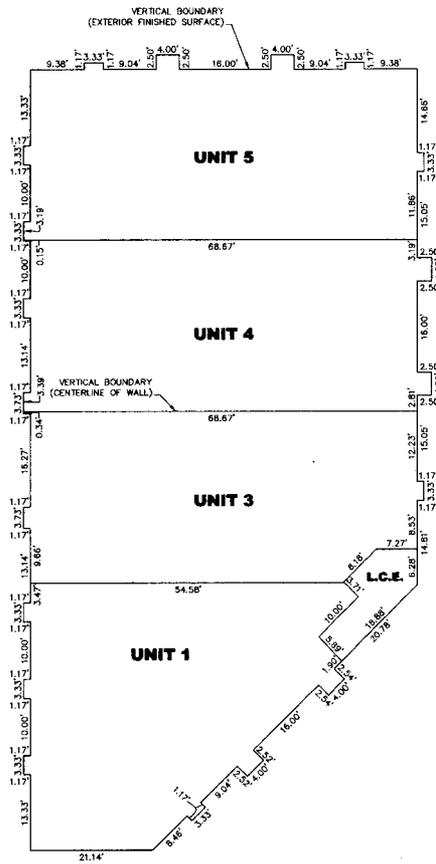
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DRAWING NAME: 50712P1A
JOB NO. 5071.2
DRAWN: KDD
CHECKED: JMS
DATE: 4/08/2008
SCALE: 1"=50'
SHEET: 2 OF 3

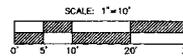
CPT08-0004



BUILDING "A"

BUILDING "A"

NAME	NET AREA	PORTION OF L.C.E.	GROSS AREA
UNIT 1	2,016 SQ FT	41 SQ FT	2,057 SQ. FT.
UNIT 3	1,974 SQ FT	40 SQ FT	2,014 SQ. FT.
UNIT 4	2,053 SQ FT	41 SQ FT	2,094 SQ. FT.
UNIT 5	2,054 SQ FT	41 SQ FT	2,095 SQ. FT.
TOTAL BUILDING	8,097 SQ FT		8,260 SQ. FT.
LIMITED COMMON ELEMENT	163 SQ FT		



C.O.C. LOG NO.

SIG
SURVEY INNOVATION GROUP, INC.
 Land Surveying Services
 16414 NORTH 91ST ST., STE B-102
 SCOTTSDALE, ARIZONA 85260
 PHONE (480) 333-0700
 FAX (480) 333-0711

A REPLAT OF THE CONDOMINIUM PLAT FOR BUILDING "A" DOBSON VILLAGE, A CONDOMINIUM CHANDLER, ARIZONA

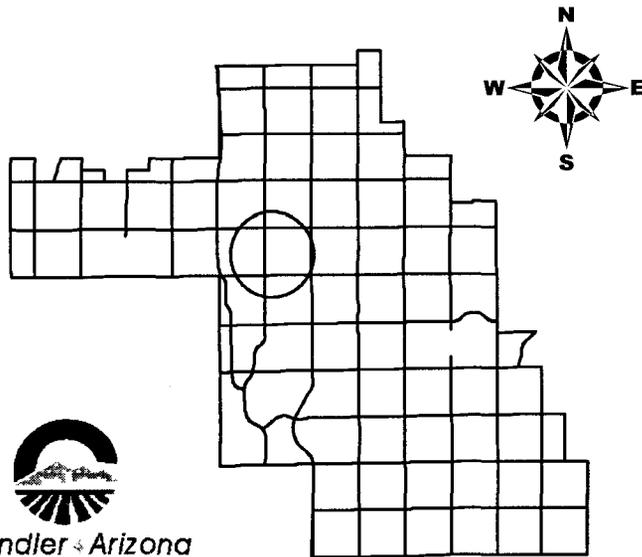


EX-1663 7/1/14
 REVISIONS:
 Δ
 Δ
 Δ
 DRAWING NAME: 5071CP1A
 JOB NO: 5071.2
 DRAWN: KDD
 CHECKED: JAS
 DATE: 4/08/2008
 SCALE: 1"=10'
 SHEET: 3 OF 3

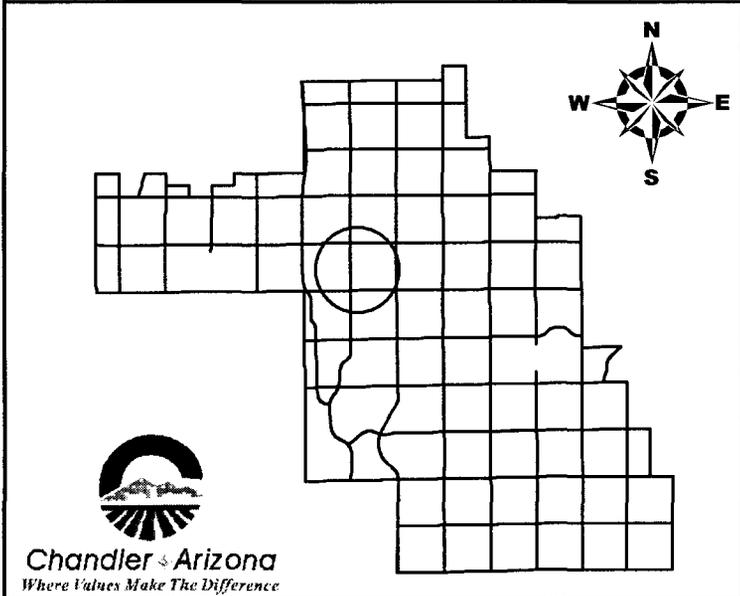
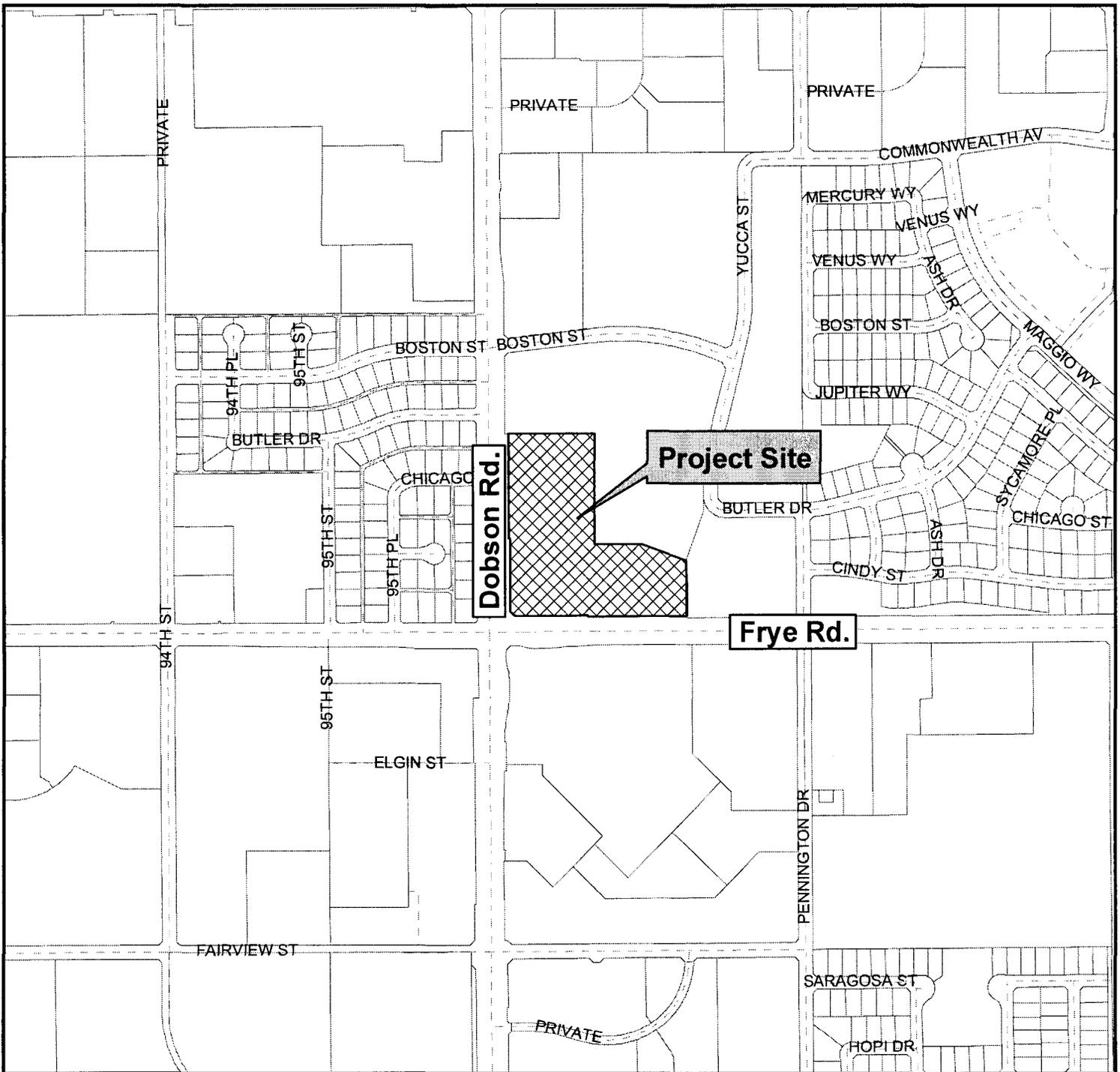
CPT08-0004



Vicinity Map



Building "A" Dobson Village, A Condominium



Vicinity Map



Building "A" Dobson Village, A Condominium