

#4
SEP 11 2008



Chandler · Arizona
Where Values Make The Difference

MEMORANDUM Planning & Development - CC Memo No. 08-154

DATE: AUGUST 21, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
 JEFF KURTZ, ACTING PLANNING & DEVELOPMENT DIRECTOR
 KEVIN MAYO, ACTING PLANNING MANAGER

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: DVR08-0028 STELLAR AIRPARK ESTATES
 Introduction and Tentative Adoption of Ordinance No. 4086

Request: Amend the Planned Area Development (PAD) zoning to eliminate a zoning condition requiring copper supply plumbing for several undeveloped lots within a residential single-family subdivision

Location: Approximately one-half mile south of Chandler Boulevard and west of McClintock Drive off of Stellar Parkway

Applicant: Brennan Ray, Burch & Cracchiolo

Project Info: Six lots within Stellar Airpark Estates; Lots 1, 28, 29, 30, 31, 32

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and in conformance with current building code, Planning Commission and Staff recommend approval.

BACKGROUND

The Stellar Airpark Estates received Planned Area Development (PAD) zoning in August 1998. This is a gated, custom home single-family residential subdivision in which many homes have airplane hangars for personal use. There are several lots that have yet to be developed with homes.

The application requests a zoning amendment to eliminate zoning condition No. 9 of Ordinance No. 2874 which requires copper plumbing for those lines under water pressure. Property owners of undeveloped lots 1, 28, 29, 30, 31, and 32 within Stellar Airpark Estates are requesting to eliminate Condition No. 9 to allow the use of an alternative plumbing material called cross-linked polyethylene (pex) piping.

On January 27, 2005 Council adopted the 2003 International Code (I-Code). Pex piping is specifically addressed in the I-Code and is a permitted material. Currently the use of any other

material, other than copper, for lines under water pressure is prohibited through a zoning condition.

Every national plumbing code now permits the installation of pex as an approved hot and cold-water distribution system. Therefore, even though pex is an approved material, it may not be used in a subdivision where copper has already been conditioned without the developer returning to Council to have the zoning condition removed. Pex may be used in future subdivisions if the copper stipulation is not in place.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- As of the date of this memo, Staff is not aware of any opposition or concerns with this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

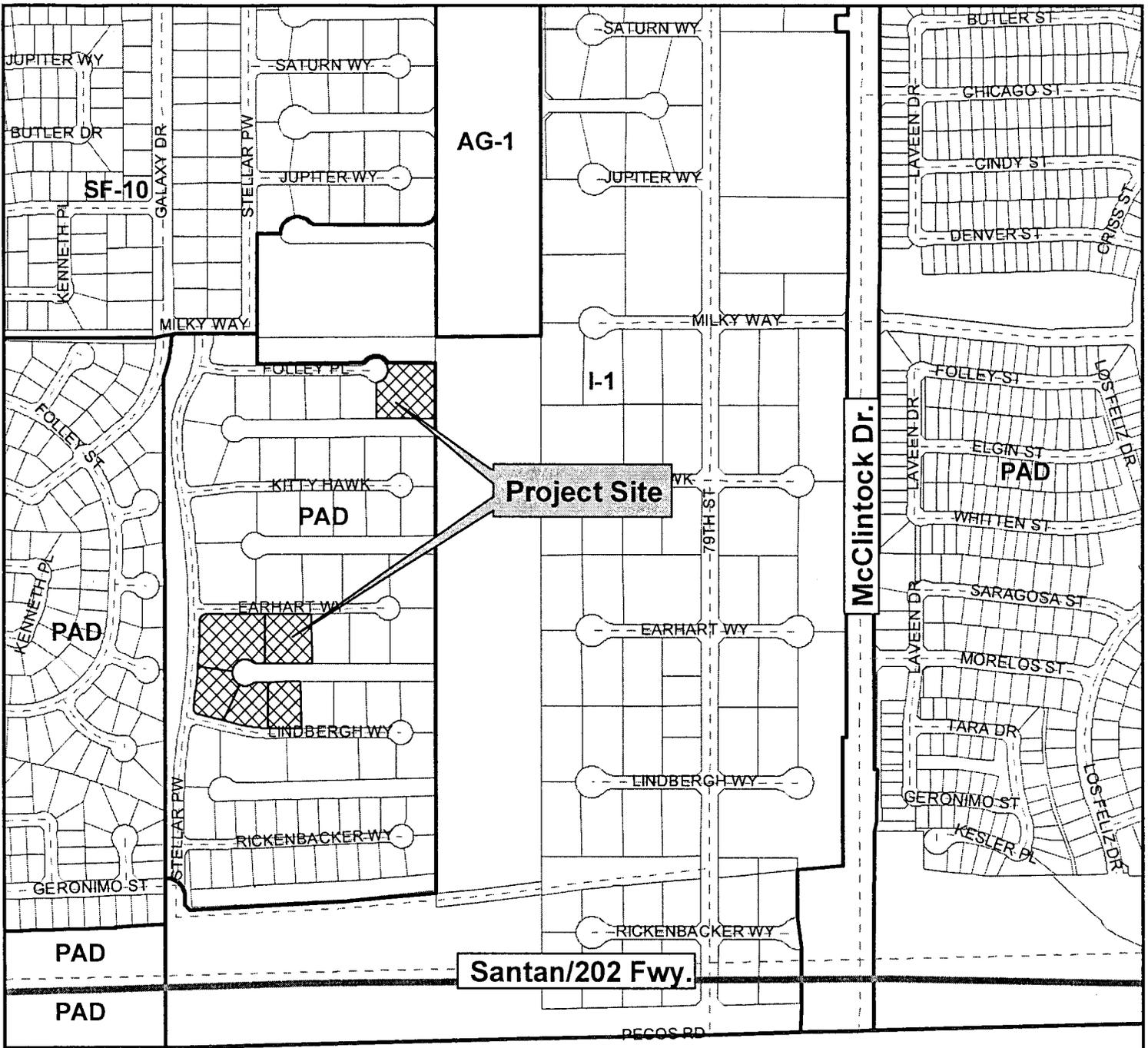
Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval to eliminate the zoning condition, Condition No. 9, requiring copper plumbing for lines under water pressure.

PROPOSED MOTION

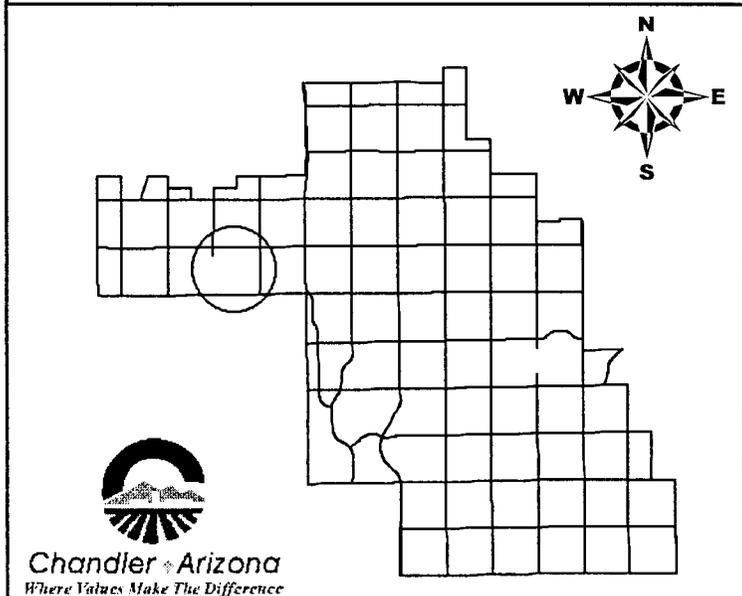
Move to introduce and tentatively adopt Ordinance No. 4086 approving DVR08-0028 STELLAR AIRPARK ESTATES Rezoning amendment from PAD to PAD as recommended by Planning Commission and Staff.

Attachments

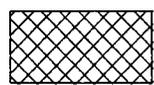
1. Vicinity Maps
2. Narrative
3. Site Plan
4. Final Plat
5. Original Ordinance No. 2874
6. Ordinance No. 4086



Gila River Indian Community



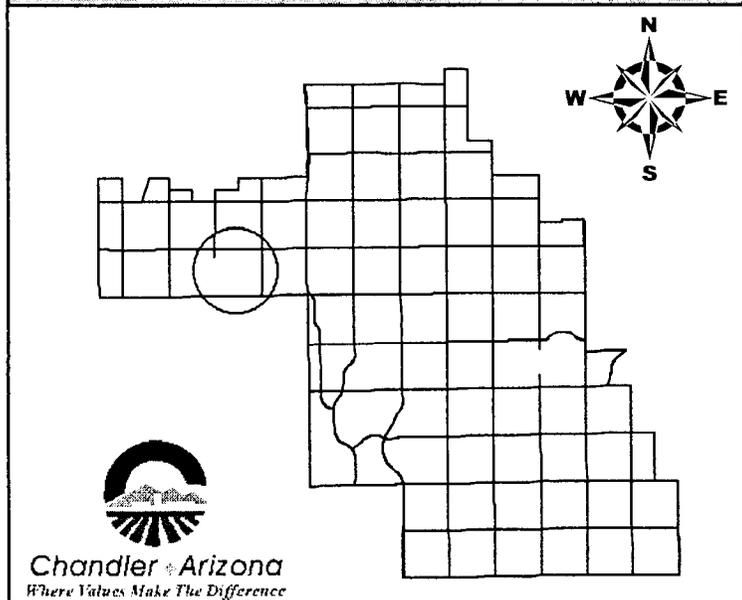
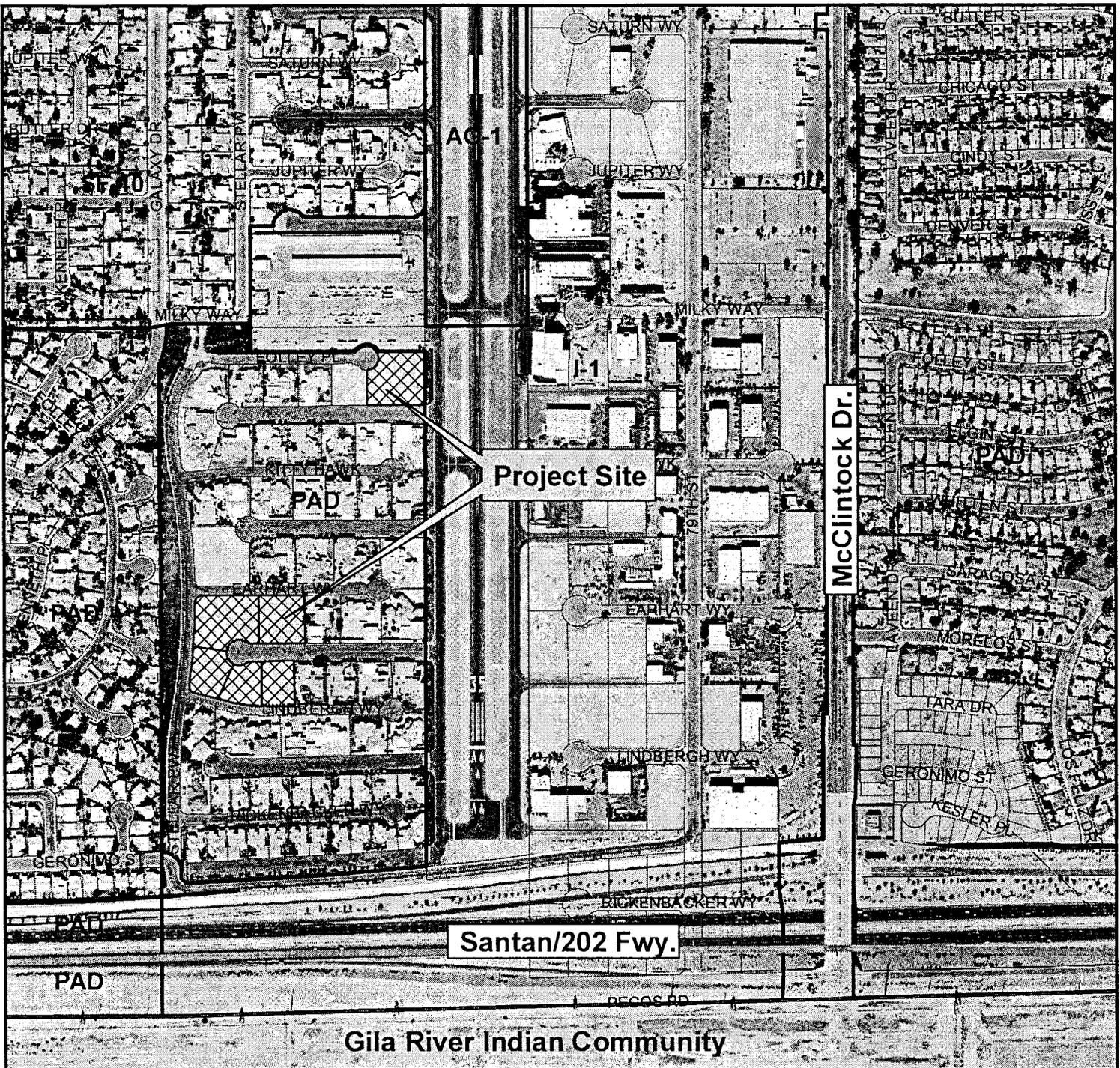
Vicinity Map



DVR08-0028

Stellar Airpark Estates





Vicinity Map

DVR08-0028

Stellar Airpark Estates

CITY OF CHANDLER 7/28/2008

STELLAR AIRPARK ESTATES

Doug Fulton is in the process of constructing a home on Lot 1 of Stellar Airpark Estates and Mark Investments III LLC ("Mark Investments") own Lots 28-32 of Stellar Airpark Estates. An aerial and the final plat for Stellar Airpark Estates are attached as Exhibits 1 and 2.

Consistent with the City's current Building Code, Mr. Fulton and Mark Investments are requesting that Condition No. 9 (which requires copper plumbing) in Ordinance No. 2874 be deleted for Lots 1 and 28-32 of Stellar Airpark Estates. A copy of Ordinance No. 2874 is attached at Exhibit 3.

Aquapex plumbing has been used for years throughout the Valley and State with great results and satisfied homeowners. We believe that the advantages to using Aquapex over copper are:

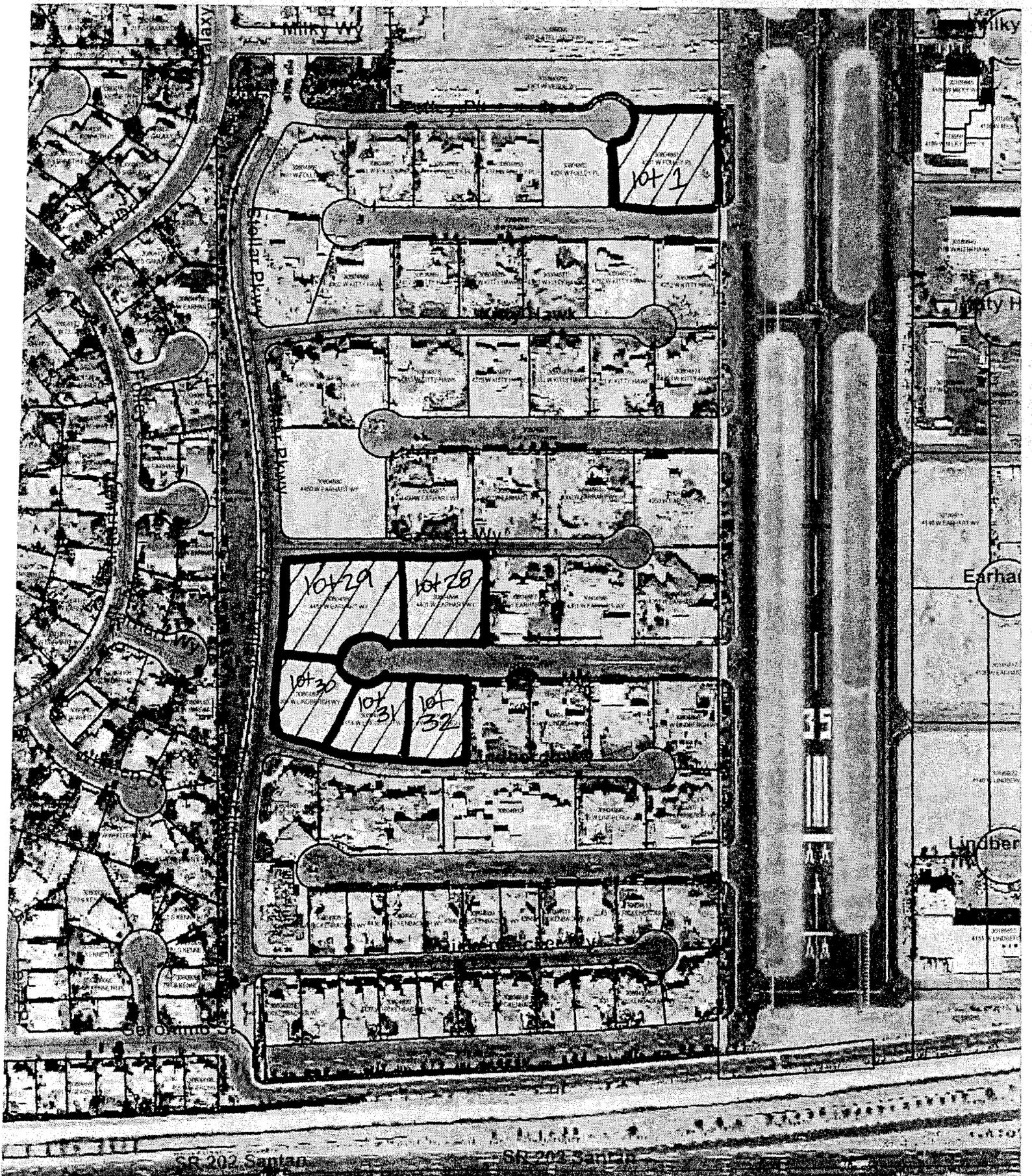
- It is durable, flexible, freeze resistant, improves flow and pressure.
- It is corrosive resistant, clean and non-toxic.
- It creates a quieter home environment resulting in no pinging or water hammering in the system.
- It has been tested and used around the world for more than 30 years. The life expectancy is more than 100 years.
- It has a 25-year warranty, whereas copper has no warranty.
- Copper prices have risen to unprecedented heights and the cost savings by using Aquapex can be passed on to the home buyer.
- The use of Aquapex will help alleviate the vandalism and theft of copper piping that has become rampant while our homes are under construction.

The use of Aquapex plumbing will not compromise the high quality of Mr. Fulton's home or future homes on Lots 28-32 within Stellar Airpark Estates. We ask for your approval to delete Condition No. 9 for Lots 1 and 28-32 of Stellar Airpark Estates. Thank you.

Doug Fulton

Mark Investments III LLC

NORTH
4
7

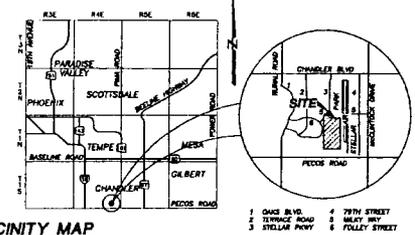


SR 202 Santan

SR 202 Santan

FINAL PLAT FOR STELLAR AIRPARK ESTATES

BOOK 520 PAGE 49
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
00-0001257
0 / 03 / 00 01:16



PRIVATE STREET NOTE

TYPICAL PRIVATE DRIVES ARE PRIVATE STREETS AND ARE NOT OWNED OR MAINTAINED BY THE CITY OF CHANDLER. PRIVATE DRIVES DO NOT MEET THE MINIMUM PUBLIC STANDARDS AND CAN NEVER BE CHANGED TO PUBLIC STREETS.

DEDICATION

STATE OF ARIZONA } s.s.
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT STELLAR AIRPARK ESTATES L.L.C., HEREBY PUBLISH THIS PLAT OVER A PORTION OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND HEREBY DECLARE THAT SAID PLAT AND SPLIT RIVER BASE AND MERIDIAN AND HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS, AND STREET RIGHTS-OF-WAY CONSTITUTING THE SAME, AND THAT THE LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE LOT NUMBER, TRACT LETTER AND STREET NAME GIVEN ON THIS PLAT, AND THAT STELLAR AIRPARK ESTATES L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS HEREBY DEDICATE THE EASEMENTS FOR THE PURPOSES AS SHOWN ON SAID PLAT AND INCLUDED IN THE DESCRIBED PREMISES, AND THAT THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ADJOINING HOMEOWNERS ASSOCIATION AND/OR THE AIRCRAFT (LOT/TRACT) OWNERS AND HEREBY DEDICATES TO THE PUBLIC COMMON STREET RIGHT-OF-WAY AS SHOWN TRACT J (STELLAR AIRPARK, FOLLEY PLACE, KITTY HAWK, EARHEART WAY, LINDSEY WAY AND ROCKCROCKER WAY) IS HEREBY DECLARED AS A PRIVATE STREET AND STELLAR AIRPARK ESTATES L.L.C. GRANTS TO THE PUBLIC APPLICABLE UTILITY COMPANIES AND SERVICE PROVIDERS AN EASEMENT OVER TRACT J FOR (1) THE INSTALLATION, OPERATION AND FURNISHING OF MAINTENANCE OF PUBLIC UTILITY LINES, AND FACILITIES, INCLUDING WITHOUT LIMITATION, WATER, SEWER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV (2) AND ADDRESS AND EGRESS FOR THE OPERATION AND MAINTENANCE OF SUCH UTILITIES, FOR TRASH REMOVAL AND FOR EMERGENCY SERVICE VEHICLES. TRACT J SHALL BE OWNED AND MAINTAINED BY THE ADJOINING HOMEOWNERS ASSOCIATION. TRACTS G AND H ARE HEREBY RESERVED FOR STORMWATER AND DRAINAGE EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY STELLAR AIRPARK ESTATES L.L.C. OR THE HOMEOWNERS ASSOCIATION. TRACT F IS HEREBY RESERVED FOR COMMON SPACE AND LANDSCAPE SPACE AND SHALL BE OWNED AND MAINTAINED BY STELLAR AIRPARK ESTATES L.L.C. OR THE HOMEOWNERS ASSOCIATION. TRACTS A THROUGH E ARE HEREBY RESERVED AS TAXWAYS AND SHALL BE OWNED BY STELLAR AIRPARK ESTATES L.L.C. OR THE HOMEOWNERS ASSOCIATION.

STELLAR AIRPARK ESTATES L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY GRANTS TO THE CITY OF CHANDLER, A MUNICIPAL CORPORATION, ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF ARIZONA, AN EASEMENT FOR AVIATION PURPOSES OVER AND ACROSS THE LOTS SHOWN ON THIS PLAT IN CONNECTION WITH FLIGHTS FROM 350 FEET ABOVE THE SURFACE TO AN INFINITE HEIGHT ABOVE THE SAME, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THE LAND, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING ON STELLAR AIRPARK, AND THE OWNER DOES FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AND AGENCIES OF THE CITY, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER OR IN CONNECTION WITH THE OWNER'S PROPERTY ABOVE 350 FEET, TO AN INFINITE HEIGHT ABOVE SAME, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON THE STELLAR AIRPARK; THE OWNER DOES NOT RELEASE THE OWNERS OR OPERATORS OF AIRCRAFT FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL AND LUBRICANT PARTICLES.

IN WITNESS WHEREOF, STELLAR AIRPARK ESTATES L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER HAS HERE UNTO CAUSED THEIR NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY JEFFREY L. MACK, VICE PRESIDENT OF STELLAR AIRPARK ESTATES L.L.C., AN ARIZONA CORPORATION AS MANAGER OF STELLAR AIRPARK ESTATES L.L.C., SO AUTHORIZED TO DO.

THIS 11th DAY OF November, 1999.

Jeffrey L. Mack Vice President
DATE

ACKNOWLEDGMENT

STATE OF ARIZONA } s.s.
COUNTY OF MARICOPA }

ON THIS 11th DAY OF November, 1999 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEFFREY L. MACK WHO ACKNOWLEDGED HIMSELF AS BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT IN FULL, FREE AND VOLUNTARY AND FOR THE PURPOSE THEREIN CONTAINED, BY SIGNING HIS NAME AS OWNER.

Charles S. Strait My Commission Expires April 4, 2003
NOTARY PUBLIC

LOT AND TRACT INFORMATION

LOT/TRACT	AREA (SF)	USE	ON LOT RETENTION	ESTIMATION VOLUME (CF)
1	45,083	RESIDENTIAL	YES	8713
2	51,077	RESIDENTIAL	YES	3263
3	21,848	RESIDENTIAL	YES	3254
4	21,842	RESIDENTIAL	YES	3253
5	22,039	RESIDENTIAL	YES	3282
6	28,721	RESIDENTIAL	YES	4442
7	24,044	RESIDENTIAL	YES	3087
8	21,805	RESIDENTIAL	YES	3262
9	21,781	RESIDENTIAL	YES	3244
10	21,784	RESIDENTIAL	YES	3244
11	21,800	RESIDENTIAL	YES	3271
12	23,124	RESIDENTIAL	YES	3444
13	23,089	RESIDENTIAL	YES	3438
14	22,119	RESIDENTIAL	YES	3294
15	21,781	RESIDENTIAL	YES	3244
16	21,780	RESIDENTIAL	YES	3244
17	27,840	RESIDENTIAL	YES	4182
18	44,058	RESIDENTIAL	YES	6569
19	48,338	RESIDENTIAL	YES	7200
20	32,878	RESIDENTIAL	YES	4897
21	28,352	RESIDENTIAL	YES	4223
22	32,765	RESIDENTIAL	YES	4680
23	34,112	RESIDENTIAL	YES	5081
24	34,363	RESIDENTIAL	YES	5118
25	27,113	RESIDENTIAL	YES	4038
26	33,127	RESIDENTIAL	YES	4776
27	48,339	RESIDENTIAL	YES	7203
28	25,748	RESIDENTIAL	YES	3642
29	22,841	RESIDENTIAL	YES	3315
30	21,852	RESIDENTIAL	YES	3255
31	21,780	RESIDENTIAL	YES	3244
32	21,781	RESIDENTIAL	YES	3244
33	21,871	RESIDENTIAL	YES	3257
34	23,905	RESIDENTIAL	YES	3660
35	23,037	RESIDENTIAL	YES	3431
36	22,528	RESIDENTIAL	YES	3312
37	22,073	RESIDENTIAL	YES	3287
38	21,828	RESIDENTIAL	YES	3251
39	21,827	RESIDENTIAL	YES	3251
40	21,781	RESIDENTIAL	YES	3244
41	27,498	RESIDENTIAL	YES	4088
42	22,247	RESIDENTIAL	YES	3283
43	11,296	RESIDENTIAL	NO	—
44	11,293	RESIDENTIAL	NO	—
45	11,145	RESIDENTIAL	NO	—
46	11,087	RESIDENTIAL	NO	—
47	10,986	RESIDENTIAL	NO	—
48	10,911	RESIDENTIAL	NO	—
49	10,847	RESIDENTIAL	NO	—
50	11,023	RESIDENTIAL	NO	—
51	11,296	RESIDENTIAL	NO	—
52	15,747	RESIDENTIAL	NO	—
53	18,037	RESIDENTIAL	NO	—
54	12,051	RESIDENTIAL	NO	—
55	11,314	RESIDENTIAL	NO	—
56	11,218	RESIDENTIAL	NO	—
57	11,297	RESIDENTIAL	NO	—
58	11,254	RESIDENTIAL	NO	—
59	11,092	RESIDENTIAL	NO	—
60	11,298	RESIDENTIAL	NO	—
61	11,298	RESIDENTIAL	NO	—
62	11,305	RESIDENTIAL	NO	—
63	11,301	RESIDENTIAL	NO	—
TRACT A	62,680	TAXIWAY	—	—
TRACT B	60,432	TAXIWAY	—	—
TRACT C	54,282	TAXIWAY	—	—
TRACT D	51,898	TAXIWAY	—	—
TRACT E	57,078	TAXIWAY	—	—
TRACT F	15,850	LANDSCAPE	—	—
TRACT G	120,065	STORMWATER	—	—
TRACT H	15,850	LANDSCAPE	—	—
TRACT J	260,333	PRIVATE STREETS	—	—

PUBLIC RIGHT-OF-WAY DEDICATED BY FINAL PLAT

GENIOWH STREET	60,037	PUBLIC RIGHT-OF-WAY
GALAXY DRIVE	3,265	PUBLIC RIGHT-OF-WAY

* NOTE: LOTS SHOWN ON THIS PLAT, (OR DESIGNATED LOTS WHICH ARE DESIGNED FOR ONLOT RETENTION) HAVE BEEN DESIGNED FOR ONLOT RETENTION WHICH MUST REMAIN IN PERPETUITY. THE OWNER/DEVELOPER HAS BEEN REQUIRED TO PROVIDE A COVENANT RUNNING WITH THE LAND, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. AT THE TIME OF BUILDING PERMIT APPLICATION, THE LOT OWNER WILL ALSO BE REQUIRED TO PROVIDE A LOT GRADING AND SITE PLAN SHOWING THE PERMANENT RETENTION AREA, LOT GRADING, BASIN DEPTHS, AND CALCULATIONS, DESIGNED BY A PROFESSIONAL CIVIL ENGINEER REGISTERED IN THE STATE OF ARIZONA, CERTIFYING THAT THE RETENTION OF THE INDIVIDUAL LOT HAS BEEN MET. THE REQUIRED LOT RETENTION SHALL BE BASED ON THE LOT AREA AND 1/2 STREET FRONTAGE RECEIVING A 100 YEAR-2 HOUR STORM. AND 1/2 STREET FRONTAGE COEFFICIENTS BASED ON OVERALL IMPROVEMENTS. THESE REQUIREMENTS SHALL ALSO APPLY TO THE INSTALLATION OF SWINNING POOLS, SPAS, AND ANY OTHER IMPROVEMENTS WHICH MAY INCUR LOT DRAINAGE. AT THE TIME OF ESCROW CLOSING, EACH INDIVIDUAL LOT OWNER WILL BE REQUIRED TO PROVIDE A PURCHASER'S DISCLAIMER ACKNOWLEDGING ONLOT RETENTION. IT IS NOTED THAT THE RETENTION VOLUME REQUIREMENTS LISTED ON THE ACCOMPANYING TABLE WERE BASED ON OVERALL RUN-OFF COEFFICIENT OF 0.65, AND THAT FINAL VOLUME REQUIREMENTS MAY BE HIGHER BASED ON ACTUAL LOT DEVELOPMENT.

LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED ON 1028 IN RECORDER'S RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES AFFRMS AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS, RECORDS CONCURRENTLY HEREWITH AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS 12th DAY OF NOVEMBER, 1999.

By: *Wendy*

Witness: *Patt d. Grant*

ACKNOWLEDGMENT

STATE OF ARIZONA } s.s.
COUNTY OF MARICOPA }

ON THIS 12th DAY OF November, 1999 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED *Lucinda Muehle* AND THAT HE/SHE BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING RATIFICATION IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSE THEREIN CONTAINED.

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

Lucinda Muehle My Commission Expires 10-29-01
NOTARY PUBLIC



HOMEOWNERS ASSOCIATION

A HOMEOWNERS ASSOCIATION RATIFICATION AND ACKNOWLEDGMENT IS REQUIRED FOR THEIR OWNERSHIP/MAINTENANCE RESPONSIBILITIES:

RATIFICATION

BY THIS RATIFICATION *J. Jeffrey L. Mack* (NAME)

DULY ELECTED *President* (TITLE)

OF *Stellar Airpark Estates HOA* (HOA NAME)

HOMEOWNERS ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

NAME *Jeffrey L. Mack*

TITLE *President*

ACKNOWLEDGMENT

STATE OF ARIZONA } s.s.
COUNTY OF MARICOPA }

ON THIS 11th DAY OF November, 1999 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED *Charles S. Strait* AND THAT HE/SHE BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING RATIFICATION IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSE THEREIN CONTAINED.

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

Charles S. Strait My Commission Expires April 4, 2003
NOTARY PUBLIC



VICINITY MAP

CHANDLER, ARIZONA

TOTAL AREA

GROSS AREA 2,198,724 SF OR 50.4298 ACRES

NOTES:

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED OR VEGETATION PLANTED NOR BE ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS WHICH WOULD IMPIDE THE FLOW OF WATER THROUGH THE EASEMENTS.
- MINIMUM REAR YARD SET BACK FOR A TWO STORY STRUCTURE SHALL BE THIRTY (30) FEET ON DESIGNATED LOTS.
- NO STRUCTURES OR LANDSCAPING ABOVE 24" IN HEIGHT ALLOWED WITH VISIBILITY EASEMENT EXCEPT TREES WITH BRANCHES NOT LESS THAN 8' ABOVE THE GROUND.
- THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL GUIDELINES FOR PLANNED AREA DEVELOPMENT DATED APRIL 13, 1995.
- ALL TRACTS NOT DEDICATED TO THE CITY OF CHANDLER SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEEDS TO THE HOME OWNERS ASSOCIATION AFTER PLAT RECORDED.
- TRACTS A, B, C, D, E, F, G, H AND J ARE NOT TO BE CONSTRUED TO BE DEDICATED TO THE PUBLIC, BUT ARE TO BE DEDICATED TO STELLAR AIRPARK ESTATES HOME OWNERS ASSOCIATION FOR ITS USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.
- EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF PUBLIC UTILITY LINES SHALL BE PROTECTED AS FOLLOWS: ONLY GROUND COVER AND BRUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREE IS ALLOWED.

BASIS OF BEARINGS

SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST THE BEARING BEING S86°33'10"W AS RECORDED ON STELLAR AIRPARK UNIT TWO, BOOK 236, PAGE 8, M.C.A.

APPROVALS

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS SHOWN ON THIS SUBDIVISION CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE SUBDIVIDED.

Lucinda Muehle 12/28/99
PLANNING DIRECTOR DATE

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA

THIS 29th DAY OF October, 1999.

By: *Jay Wilkey* 12/29/99
MAYOR DATE

Attest: *Maria Adelaar* 12/30/99
CITY CLERK DATE

CERTIFICATION BY CITY ENGINEER

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 AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-578, ARIZONA REVISED STATUTES.

Jeffrey L. Mack 12/30/99
CITY ENGINEER DATE

CERTIFICATION BY SURVEYOR

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.

Jeffrey L. Mack
JAY MUEHLE, P.E. PLS
PHOENIX, ARIZONA

COVER SHEET FINAL PLAT STELLAR AIRPARK ESTATES

JMA	JMA ENGINEERING CORPORATION	POC	JKM
		DATE	11/99
		NO.	9749.2
		REV.	1 of 3

745 E. Maryland Avenue, Suite 200
Phoenix, Arizona 85014
Voice 602.248.0285
Fax 602.248.0978

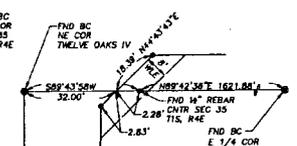
2-906

PT 98-00036

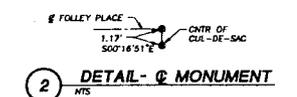
BOOK 520 PAGE 49
 OFFICIAL RECORDS OF
 HASKELL COUNTY RECORDER
 HELEN PORCELL
 00-0001257
 01/03/00 01:18

LEGEND

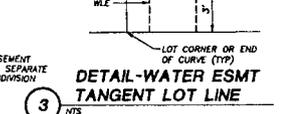
- BRASS CAP MONUMENT
- SUBDIVISION CORNER MONUMENT
REBAR UNLESS NOTED OTHERWISE
TO BE SET AT COMPLETION OF MASS GRADING
3' X 3' WLE - SEE DETAILS 3 & 4,
THIS SHEET
- LOT CORNER REBAR MONUMENT TO BE
SET AT COMPLETION OF MASS GRADING
- WLE WATER LINE EASEMENT
- DE EMERGENCY STORMWATER
DRAINAGE FOR OVERTLOW FROM
ON LOT RETENTION BASIN
- LSE LANDSCAPE EASEMENT
- VWAE VEHICULAR NON ACCESS
EASEMENT



1 DETAIL-WATERLINE ESMT
NTS



2 DETAIL-Ø MONUMENT
NTS



3 DETAIL-WATER ESMT TANGENT LOT LINE
NTS



4 DETAIL-WATER ESMT CURVED LOT LINE
NTS



5 DETAIL-VISIBILITY ESMT
NTS



6 DETAIL-VISIBILITY ESMT
NTS

7 DETAIL-VISIBILITY ESMT
NTS

8 DETAIL-VISIBILITY ESMT
NTS

9 DETAIL-VISIBILITY ESMT
NTS

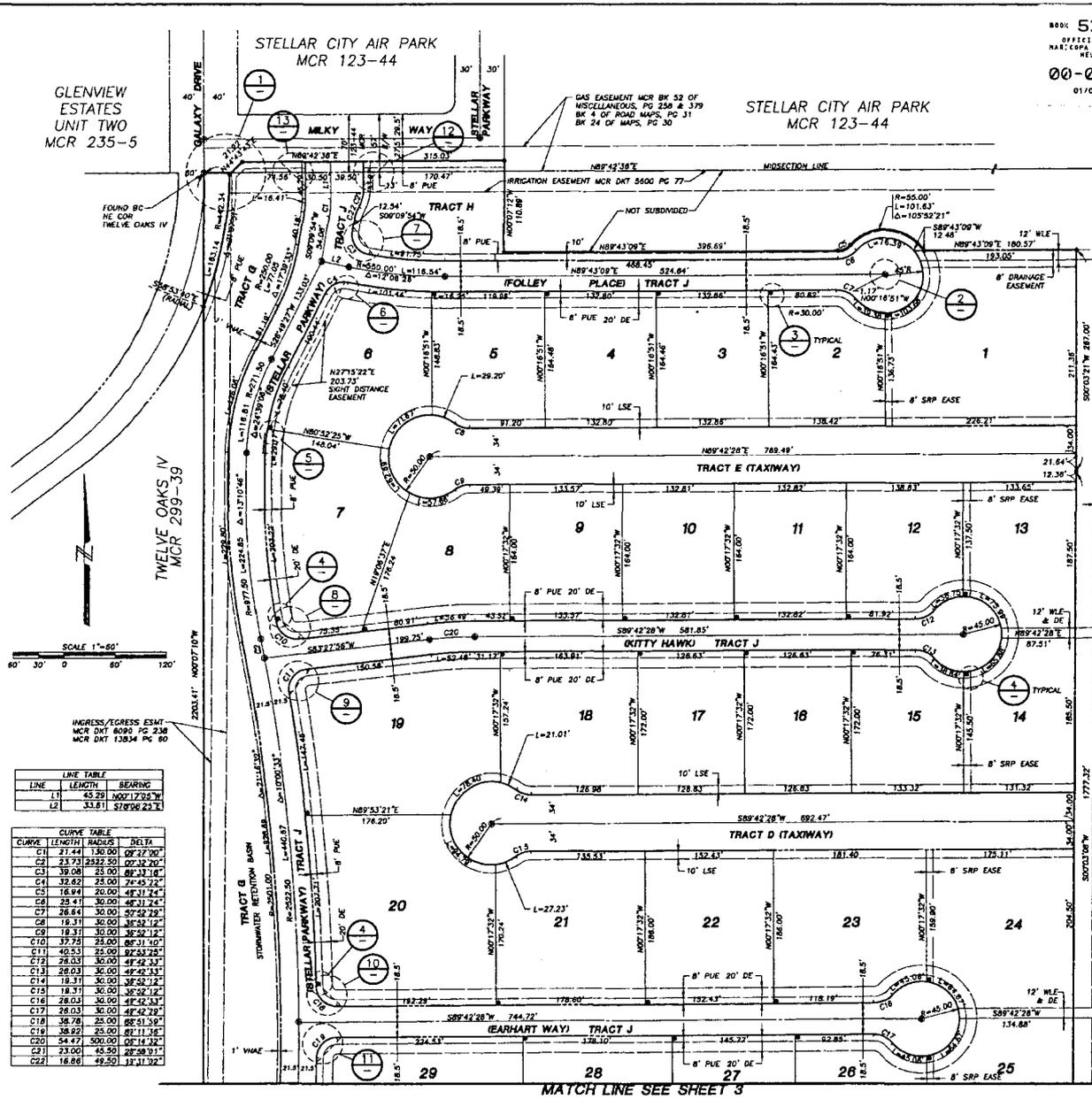
10 DETAIL-VISIBILITY ESMT
NTS

11 DETAIL-VISIBILITY ESMT
NTS

12 DETAIL-VISIBILITY ESMT
NTS

13 DETAIL-VISIBILITY ESMT
NTS

NOT SUBDIVIDED



LINE TABLE

LINE	LENGTH	BEARING
L1	43.29	N00°12'05"W
L2	33.81	S78°56'23"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	21.44	150.00	0°47'30"
C2	23.73	2322.50	0°10'20"
C3	39.08	25.00	8°33'16"
C4	32.82	25.00	7°45'22"
C5	16.84	20.00	4°31'24"
C6	25.41	30.00	4°31'24"
C7	26.84	30.00	5°22'28"
C8	18.31	30.00	3°32'12"
C9	18.31	30.00	4°42'33"
C10	37.73	25.00	8°31'40"
C11	40.53	25.00	9°23'28"
C12	26.03	30.00	4°42'33"
C13	26.03	30.00	4°42'33"
C14	18.31	30.00	3°32'12"
C15	18.31	30.00	3°32'12"
C16	26.03	30.00	4°42'33"
C17	26.03	30.00	4°42'28"
C18	38.78	25.00	8°31'59"
C19	38.78	25.00	8°31'59"
C20	54.47	500.00	0°14'32"
C21	23.00	48.50	2°58'51"
C22	16.86	48.50	3°31'32"

FINAL PLAT
STELLAR AIRPARK ESTATES

JMA JMA ENGINEERING CORPORATION
 745 E. Maryland Avenue, Suite 200
 Phoenix, Arizona 85014
 Voice 602.248.0288
 Fax 602.248.0978

PC
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 2 of 3

2-906

PT 99-00036

BOOK 520 PAGE 49
 MCR DMT 8000 PG. 23
 MCR DMT 13834 PG. 80
 00-0001257
 01/03/00 01:14

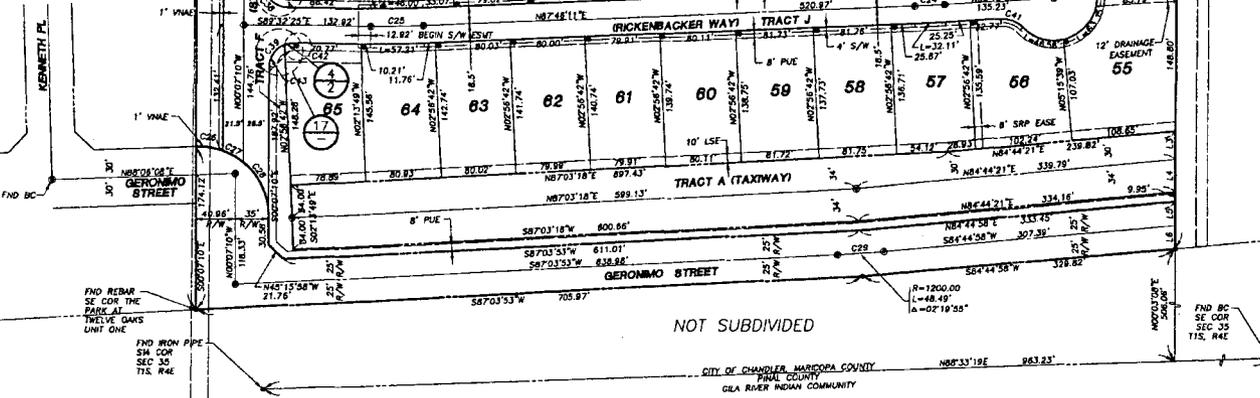
ADDRESS/EGRESS ESMT
 MCR DMT 8000 PG. 23
 MCR DMT 13834 PG. 80

THE PARK AT TWELVE OAKS
 UNIT ONE MCR 351-27

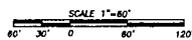
MATCH LINE SEE SHEET 2

CURVE	LENGTH	RADIUS	DELTA
C23	67.81	2522.50	01°32'22"
C24	31.83	1200.00	01°30'58"
C25	54.34	1200.00	02°41'52"
C26	28.51	73.67	22°10'18"
C27	24.97	73.67	18°23'18"
C28	84.53	73.67	50°11'12"
C29	48.49	1200.00	02°18'55"
C30	18.79	30.00	37°44'51"
C31	18.84	30.00	35°58'28"
C32	37.04	25.00	84°53'48"
C33	40.63	25.00	87°08'28"
C34	28.03	30.00	48°24'33"
C35	28.03	30.00	48°24'33"
C36	23.35	30.00	44°36'13"
C37	38.07	30.00	72°32'13"
C38	39.27	25.00	90°00'00"
C39	39.52	25.00	90°14'52"
C40	28.03	30.00	48°24'33"
C41	28.03	30.00	48°24'33"
C42	10.24	25.00	23°22'27"
C43	28.22	25.00	67°07'18"
C44	8.97	30.00	17°00'48"
C45	29.10	30.00	39°14'27"
C46	64.84	871.50	03°48'34"

LINE	LENGTH	BEARING
1.3	30.13	S00°03'08"W
1.4	34.15	S00°03'08"W
1.5	29.11	S00°03'08"W
1.6	29.11	S00°03'08"W



- LEGEND**
- BRASS CAP MONUMENT
 - SUBDIVISION CORNER MONUMENT
 - REBAR UNLESS NOTED OTHERWISE TO BE SET AT COMPLETION OF MASS GRADING
 - 3' X 3' WLE - SEE DETAILS 3 & 4, SHEET 2
 - LOT CORNER REBAR MONUMENT TO BE SET AT COMPLETION OF MASS GRADING
 - WLE WATER LINE EASEMENT
 - DE EMERGENCY STORMWATER DRAINAGE FOR OVERFLOW FROM ON LOT RETENTION BASIN
 - LSE LANDSCAPE EASEMENT
 - VMAE VEHICULAR NON ACCESS EASEMENT



- 1 DETAIL - Q MONUMENT NTS
- 14 DETAIL - VISIBILITY ESMT NTS
- 15 DETAIL - VISIBILITY ESMT NTS
- 16 DETAIL - VISIBILITY ESMT NTS
- 17 DETAIL - VISIBILITY ESMT NTS
- 18 TYPICAL 'SMALL' LOT LAYOUT LOTS 45 THROUGH 65 NTS
- 19 TYPICAL 'LARGE' LOT LAYOUTS LOTS 1 THROUGH 44 NTS

NOT SUBDIVIDED

FINAL PLAT
STELLAR AIRPARK ESTATES

JMA ENGINEERING CORPORATION
 745 E Maryland Avenue, Suite 200
 Phoenix, Arizona 85014
 Voice 602.248.0286
 Fax 602.248.0278

DATE	PC
11/19/99	IN
11/19/99	11/99
11/19/99	9749.2
11/19/99	3 of 3

2-900

PT 89-00036

ORDINANCE NO. 2874

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM I-1 TO PAD (PL98-049 STELLAR AIRPARK ESTATES) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

Those portions of the Southeast quarter of Section 35 Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, more particularly described in zoning case file PL98-049.

Said parcel is hereby rezoned from I-1 to PAD, subject to the following conditions:

1. Right-of-way dedication of 50 feet for Geronimo Street and all other streets as per the standards of the Chandler Transportation Plan.

2. Undergrounding, if applicable, of all overhead electric (under 69KV), communications and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements in accordance with City adopted design and engineering standards.
3. Completion of the construction, where applicable of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
4. Construction shall commence above foundation walls within two (2) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
5. Development shall be in substantial conformance with Exhibit A, Development Booklet, except as modified by condition herein.
6. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
7. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
8. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
9. The homes shall have all copper plumbing supply lines.
10. The development shall provide sound attenuation measures in accordance with the two submitted studies addressing the airport and the freeway sound impacts. Any noise mitigation, if required, is the responsibility of the development.
11. Due to the impact of the development, a development agreement in the form approved by the City as required to provide necessary public infrastructure.

12. The Developer shall request ADOT's permission to cross the Santan Freeway right-of-way with construction traffic. If approved by ADOT and as long as it is allowed by the ADOT Encroachment Permit (three-month renewable permit), construction traffic for infrastructure and all common areas will be from Pecos north across the ADOT right-of-way to the Stellar Airpark Estates property.

SECTION II. Except where provided, nothing contained herein shall be construed to be and abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 13 day of AUGUST, 1998.

ATTEST:

M. Julia Paddeck
CITY CLERK

Jim Kirby
MAYOR

PASSED AND ADOPTED by the City Council this 27 day of AUGUST, 1998.

ATTEST:

M. Julia Paddeck
CITY CLERK

Jim Kirby
MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 2874 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 27 day of AUGUST, 1998, and that a quorum was present thereat.

Maile Paddock
CITY CLERK

APPROVED AS TO FORM:

Dennis M. O'Neill
CITY ATTORNEY

PUBLISHED:

9-2-98

9-9-98

ORDINANCE NO. 4086

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY AMENDING A PORTION OF A PARCEL ZONED PLANNED AREA DEVELOPMENT (PAD) TO ELIMINATE ZONING CONDITION NO. 9 OF ORDINANCE NO. 2874 REQUIRING COPPER PLUMBING AS APPROVED IN CASE PL98-049 STELLAR AIRPARK ESTATES, LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Properties:

See Attachment 'A'.

Said parcel is hereby rezoned to delete Condition No. 9 of Ordinance No. 2874 requiring copper plumbing in case PL98-049 Stellar Airpark Estates.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

Exhibit A

Parcel 1:

Lot 1, STELLAR AIRPARK ESTATES, a subdivision recorded in Book 520 of Maps, page 49, Affidavit of Correction in Recording No. 2000155319, Recording No. 00-813115 and Recording No. 20010012990 records of Maricopa County, Arizona;

Parcel 2:

A Permanent Non-Exclusive Easement and right to use the Associates Runway for aircraft landing, takeoff and related aircraft operational activities as described in Easement Agreement recorded June 30, 1980 in Docket 14514, page 803.

EXHIBIT A

Lots 28, 29, 30, 31 and 32, STELLAR AIRPARK ESTATES, according to Book 520 of Maps, page 49, Affidavit of Correction Recording No. 2000-155319, Recording No. 2000-813115, and Recording No. 2001-12990, records of Maricopa County, Arizona.

A permanent Non-Exclusive Easement to use the "burdened property" for "airport purposes" as those terms are defined in and pursuant to the terms and conditions of Reciprocal Easement Agreement recorded in Docket 16180, page 195, records of Maricopa County, Arizona.