



**Chandler • Arizona**  
*Where Values Make The Difference*

#51

SEP 25 2008

**MEMORANDUM                      Planning and Development – CC Memo No. 08-177**

**DATE:**            SEPTEMBER 5, 2008  
**TO:**                MAYOR AND CITY COUNCIL  
**THRU:**            W. MARK PENTZ, CITY MANAGER  
                          *for* JEFF KURTZ, ACTING PLANNING AND DEVELOPMENT DIRECTOR *JK*  
                          KEVIN MAYO, ACTING PLANNING MANAGER *KM*  
**FROM:**            JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*  
**SUBJECT:**        FPT08-0023 FULTON RANCH PROMENADE PHASE II

Request:            Final Plat approval  
Location:           Northeast corner of Alma School and Chandler Heights Roads  
Applicant:           Olsson Associates  
Project Info:        Approximately a 14.29-acre commercial site

**RECOMMENDATION**

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

**BACKGROUND**

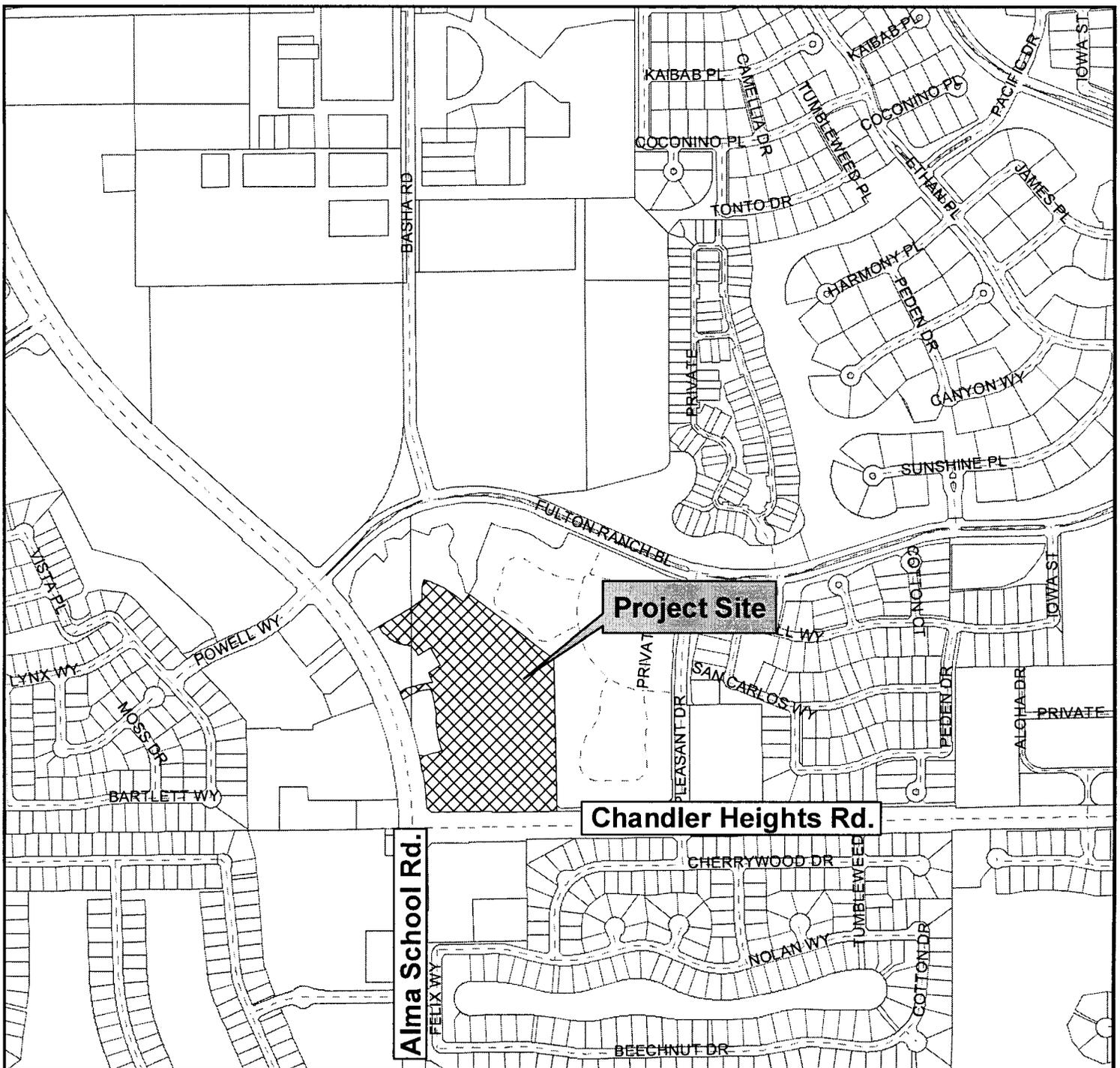
This Final Plat is for an existing commercial retail development, creating out-parcels for second phase of development. The plat creates the lots, tracts, and easements necessary for the property's development.

**PROPOSED MOTION**

Move to approve Final Plat FPT08-0023 FULTON RANCH PROMENADE PHASE II, per Staff recommendation.

**Attachments**

- 1. Vicinity Maps
- 2. Final Plat

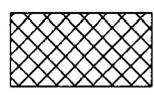
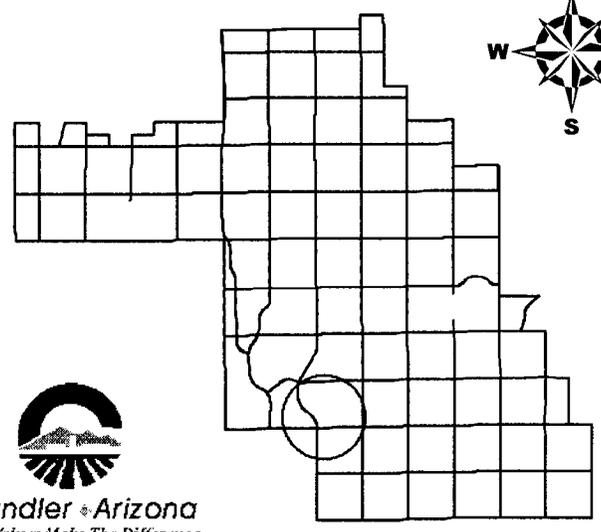


**Project Site**

**Chandler Heights Rd.**

**Alma School Rd.**

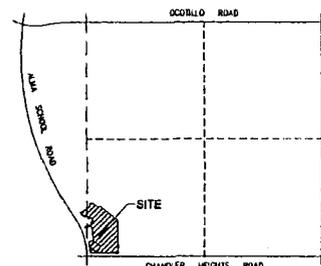
**Vicinity Map**



**Fulton Ranch Promenade Phase II**

# FINAL PLAT

FOR  
 "FULTON RANCH PROMENADE PHASE II"  
 LOT 1 OF A MINOR LAND DIVISION MAP OF "LOT 2, FULTON RANCH PROMENADE"  
 PER BOOK 877, PAGE 41, MCR, BEING LOCATED IN A PORTION OF THE  
 SOUTHEAST QUARTER OF SECTION 20 AND A PORTION OF THE SOUTHWEST  
 QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF  
 THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP  
N.T.S.

<b>SURVEYOR</b> OLSSON ASSOCIATES EDWARD F. WINGERT 7250 NORTH 16TH STREET, SUITE 210 PHOENIX, ARIZONA 85012 PHONE (602) 748-1000	<b>DEVELOPER</b> RED DEVELOPMENT, LLC STEVE BACKMAN 8283 NORTH SCOTTSDALE ROAD, #222 SCOTTSDALE, ARIZONA 85250 PHONE (480) 338-7738
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**DEDICATION**

STATE OF ARIZONA )  
 COUNTY OF MARICOPA ) SS

KNOW ALL MEN BY THESE PRESENTS:  
 RED DEVELOPMENT OF OCOTILLO LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBMITTED, BY THIS FINAL PLAT, "FULTON RANCH PROMENADE PHASE II", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 877 OF MAPS, PAGE 41, BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA, AS DESCRIBED HEREON, AND HEREBY PUBLISHES THIS FINAL PLAT AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AS DESCRIBED HEREON.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ADJUTING PROPERTY OWNER.

IN WITNESS WHEREOF, RED DEVELOPMENT OF OCOTILLO LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS HEREBY CAUSED ITS NAME TO BE ADDED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OWNER THEREUNTO DULY AUTHORIZED.

BY: E & R HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, SOLE MANAGER

BY: MICHAEL L. EBERT, MANAGER

**ACKNOWLEDGEMENT**

STATE OF ARIZONA )  
 COUNTY OF MARICOPA ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED MICHAEL L. EBERT, WHO ACKNOWLEDGED HIMSELF TO BE MANAGER OF E & R HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, SOLE MANAGER OF RED DEVELOPMENT OF OCOTILLO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT HE AS SUCH AS OFFICER, BEING DULY AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION AS OWNER.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**LIENHOLDER RATIFICATION**

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THOSE CERTAIN DEEDS OF TRUST RECORDED IN INSTRUMENT NO. 2005-0082574, RE-RECORDED AS INSTRUMENT NO. 2005-076635 AND A SECOND DEED OF TRUST RECORDED IN INSTRUMENT NO. 2005-0082574, RE-RECORDED IN INSTRUMENT NO. 2005-076637, RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HEREBY, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LASALLE BANK NATIONAL ASSOCIATION, AS AGENT

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**AREAS**

PARENT PARCEL	820,690 SF±	14,249 AC±
LOT 1	590,035 SF±	13,545 AC±
LOT 2	30,655 SF±	0.704 AC±

**LEGAL DESCRIPTION**

LOT 1 OF A MINOR LAND DIVISION MAP OF LOT 2, FULTON RANCH PROMENADE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 877 OF MAPS, PAGE 41.

**NOTES**

- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2005-003828.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- 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.
- 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.
- THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ("TITLEHOLDER(S)") SHALL BE RESPONSIBLE FOR IRRIGATION OF THE AREA TRACTS. THE SOURCE OF IRRIGATION WATER ("EFFLUENT"), BUT IF RECLAIMED WATER IS UNAVAILABLE AT THE TIME CONSTRUCTION IN THE SUBDIVISION BEGINS, THE TITLEHOLDER(S) 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 TITLEHOLDER(S) 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 HOMEOWNER'S ASSOCIATION OR TO SOME THIRD PARTY, THE TITLEHOLDER(S) SHALL ALSO SELL OR TRANSFER, AT THE OPTION OF THE PARTY ACQUIRING TITLE THERETO, ANY WATER RIGHTS OR PERMITS HELD BY OR IN THE NAME OF THE TITLEHOLDER(S) BENEFITING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.
- 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 6' APART.

**BASIS OF BEARING**

THE BASIS OF BEARING USED FOR THIS PROJECT IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, SAID LINE BEARS N40D00'00"E.

**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 \_\_\_\_\_

**CERTIFICATION**

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THIS PLAT IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-578, ARIZONA REVISED STATUTES.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION**

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION**

THIS IS 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.



EDWIS 08/26/10

COC LOG NO. FPT08-XXXX

**FINAL PLAT**

"FULTON RANCH PROMENADE PHASE II"  
 LOT 1 OF A MINOR LAND DIVISION MAP OF "LOT 2, FULTON RANCH PROMENADE" PER BOOK 877, PAGE 41, MCR, BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

**OLSSON ASSOCIATES**

7250 North 16th Street, Suite 210  
Phoenix, AZ 85018-4212

DATE: 7-25-08  
 DRN BY: BES  
 CHKD BY: EFY  
 JOB NO. 008-0492  
 SHEET: 1

COC LOG NO. FPT08-XXXX

OF 2

# FINAL PLAT FOR "FULTON RANCH PROMENADE PHASE II"

## LEGEND

---	SECTION LINE
---	BOUNDARY LINE
---	EASEMENT LINE (AS NOTED)
---	RIGHT-OF-WAY LINE
---	OFFSITE LOT LINE
---	CENTER LINE
⊗	FOUND BRASS CAP IN HAND HOLE
○	FOUND 1/2" REBAR UNLESS NOTED OTHERWISE
•	SET 1/2" REBAR W/ CAP MARKED L3 #17548, TO BE SET AT COMPLETION OF MASS GRADING
BCHH	BRASS CAP IN HAND HOLE
BSE	BUS SHELTER EASEMENT
DE	DRAINAGE EASEMENT
FPK	FOUND PK NAIL W/ TAG #
FRC	FOUND REBAR W/ CAP #
MCR	MARICOPA COUNTY RECORDS
PUE	PUBLIC UTILITIES EASEMENT
PUPE	PUBLIC UTILITIES AND POWER DISTRIBUTION EASEMENT
R/W	RIGHT-OF-WAY
SVT	SIGHT VISIBILITY TRIANGLE

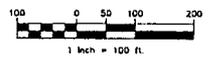
SEVENTY SHORES CONDOMINIUM  
AT FULTON RANCH  
BK 770, PG 47, MCR  
(NOT A PART)

S 1/4 COR  
SEC 21  
T25 R5E  
NOTHING  
FOUND

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	1775.00	181.43	531.231
C2	255.00	102.26	223.368
C3	500.00	170.78	393.413
C4	1771.00	88.82	215.332
C5	1771.00	301.78	845.437
C6	1771.00	29.37	0.57011
C7	1771.00	322.20	1073.281
C8	186.53	187.15	572.015
C9	889.87	37.72	443.281
C10	859.87	53.18	427.061
C11	378.83	188.57	257.241
C12	31.20	20.73	38.04381
C13	357.00	104.82	185.021
C14	10.00	14.11	18.12368
C15	436.78	136.07	230.581
C16	12.00	18.84	88.50241
C17	285.00	75.68	157.252
C18	31.20	26.87	38.18271
C19	1775.00	137.51	428.181
C20	697.84	184.52	150.918
C21	1795.00	37.33	111.281

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.00	N00°21'W
L2	28.80	N48°41'20"W
L3	4.00	S81°04'17"W
L4	28.33	S57°43'02"E
L5	42.00	N37°18'28"E
L6	68.21	N61°17'11"E
L7	96.17	S31°04'24"E
L8	71.02	S88°53'58"W
L9	21.90	N67°58'18"E
L10	53.79	S13°48'18"E
L11	104.88	S08°25'22"E
L12	22.45	S78°30'57"W

RADIAL BEARING TABLE	
LINE	BEARING
RB1	S85°55'40"W
RB2	S81°04'17"W
RB3	N37°18'28"E
RB4	S51°13'40"W
RB5	S84°03'58"W
RB6	S02°48'32"E
RB7	S08°25'22"E
RB8	N80°27'39"E
RB9	N83°42'02"E
RB10	S17°42'48"W



COC LOG NO. FFT08-XXXX

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**MOLSSON ASSOCIATES**

DATE: 7-25-08  
DRN BY: BLS  
CHKD BY: EFV  
JOB NO. DOM-0492  
SHEET  
**2**  
OF 2

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