

#72

OCT 30 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning & Development - CC Memo No. 08-200

DATE: OCTOBER 13, 2008

TO: MAYOR AND CITY COUNCIL

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

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: FPT08-0018 SHOPPES AT CHANDLER HEIGHTS

Request: Final Plat approval for a commercial retail center on approximately 19.5 acres

Location: Northeast corner of Chandler Heights Road and Arizona Avenue

Applicant: RCC Design Group, LLC

RECOMMENDATION

Staff, upon finding consistency with the General Plan and Planned Area Development zoning recommends approval.

BACKGROUND

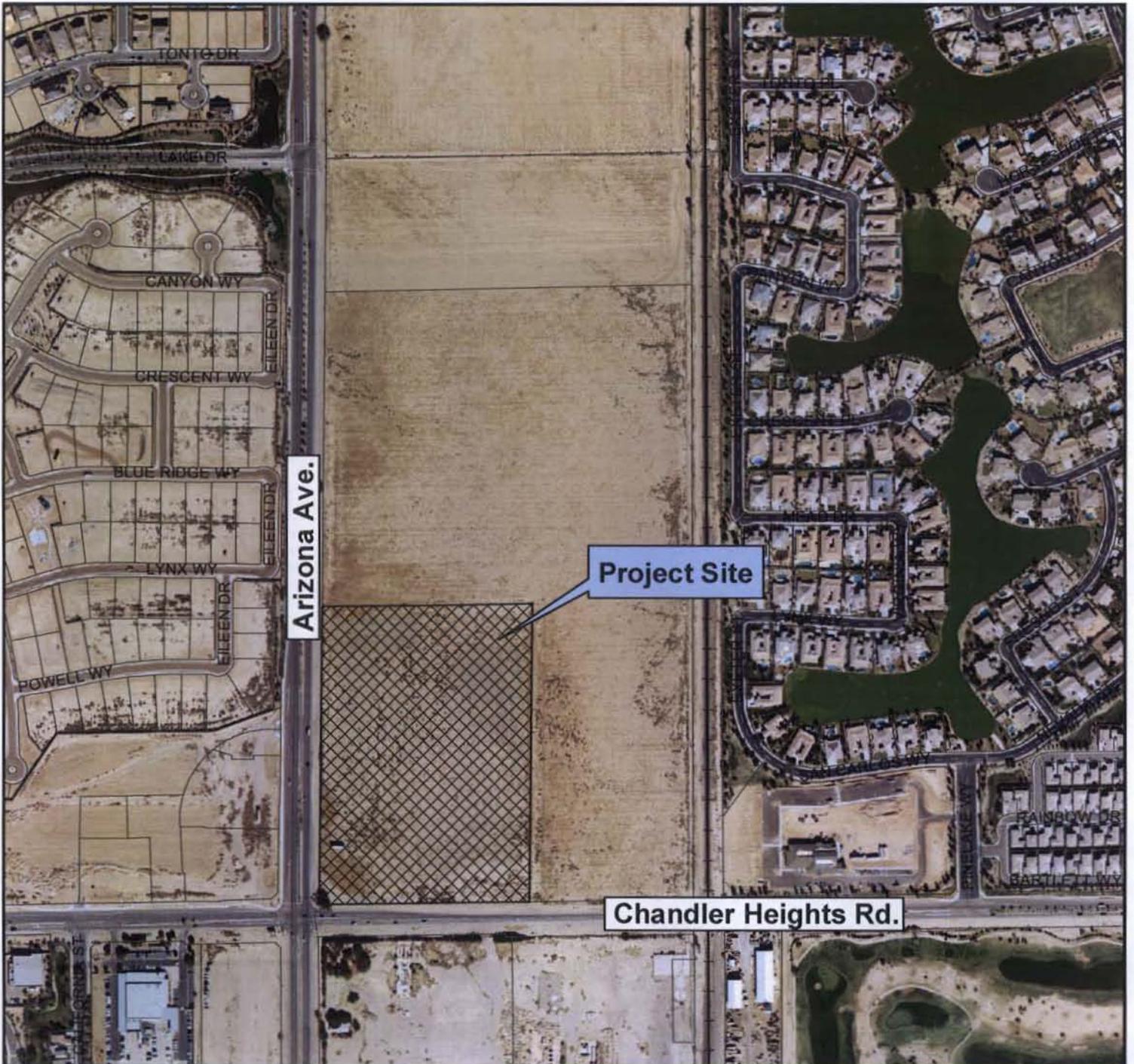
The Final Plat is for a commercial retail center located at the northeast corner of Chandler Heights Road and Arizona Avenue. The plat establishes property boundaries, necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

Move to approve Final Plat FPT08-0018 SHOPPES AT CHANDLER HEIGHTS, per Staff recommendation.

Attachments

- 1. Vicinity Map
- 2. Final Plat



Project Site

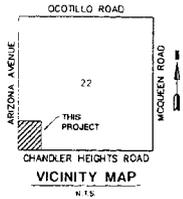
Arizona Ave.

Chandler Heights Rd.

Vicinity Map



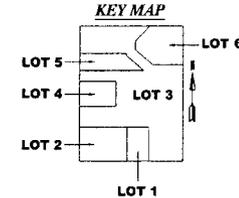
Shoppes at
Chandler Heights



FINAL PLAT

FOR
"SHOPPES AT CHANDLER HEIGHTS"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 5 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)
KNOW ALL MEN BY THESE PRESENTS

THAT QVSW CHANDLER HEIGHTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY PUBLISHES THIS FINAL PLAT OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND DESCRIBED AND HEREBY DECLARES THAT THIS FINAL PLAT SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF THE LOTS, STREET RIGHT-OF-WAYS, AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

AND THAT QVSW CHANDLER HEIGHTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREET RIGHT-OF-WAYS AND EASEMENTS SHOWN ON SAID PLAT, THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAYS TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER.

AN EASEMENT FOR EMERGENCY VEHICULAR ACCESS IS HEREBY DEDICATED TO THE CITY OF CHANDLER ACROSS ALL LOTS

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

ARIZONA AVE AND CHANDLER HEIGHTS ARE DEDICATED AS PUBLIC RIGHT OF WAY.

IN WITNESS WHEREOF:

QVSW CHANDLER HEIGHTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,

BY: DJG DEVELOPMENT, LLC DATE: _____
AN OHIO LIMITED LIABILITY COMPANY, ITS MANAGER

BY: DAVID J. GLIMCHER, ITS MANAGER

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN OIT, 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 _____, 2008.

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2008, 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 HEREBY SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

LINE	BEARING	DISTANCE
L1	S 00°33'08" W	15.78
L2	N 89°26'52" W	123.76
L3	N 00°33'08" E	32.53
L4	S 89°26'52" E	3.65
L5	S 13°07'56" W	17.02
L6	S 20°17'30" E	137.62
L7	S 89°26'52" E	169.96
L8	S 00°33'08" W	114.83
L9	S 89°26'52" E	48.02
L10	S 00°10'22" W	116.00
L11	S 89°49'38" E	12.62
L12	S 00°33'08" W	21.96
L13	S 89°26'52" E	12.00
L14	N 00°33'08" E	34.04
L15	N 89°49'38" W	24.78
L16	S 00°10'22" W	80.26
L17	N 89°26'52" W	33.96
L18	S 00°33'08" W	12.00
L19	S 89°26'52" E	34.04
L20	S 00°10'22" W	5.07
L21	S 89°49'38" E	42.00
L22	S 00°10'22" W	61.30
L23	N 89°49'38" W	15.94
L24	N 00°33'08" E	21.93
L25	N 89°26'52" W	17.00
L26	S 00°33'08" E	14.01
L27	S 89°49'38" E	28.02
L28	S 00°10'22" W	5.67
L29	S 89°49'38" E	191.35
L30	N 00°10'22" E	124.88
L31	N 65°58'48" E	26.80
L32	S 82°16'45" E	94.71
L33	S 00°09'51" E	144.26
L34	N 89°50'09" E	23.00
L35	S 00°09'51" E	163.00
L36	N 89°50'09" E	23.00
L37	S 00°09'51" E	6.63
L38	S 82°16'45" E	96.46
L39	N 65°58'48" E	97.98
L40	N 00°10'22" E	99.94
L41	S 82°16'45" E	179.35
L42	S 00°10'22" W	75.11
L43	N 89°49'38" W	27.88
L44	S 00°33'08" W	47.26
L45	S 89°26'52" E	14.19
L46	S 00°10'22" W	52.57
L47	S 89°49'38" E	56.00
L48	S 00°10'22" W	16.02
L49	N 89°26'52" W	35.85
L50	N 00°33'08" E	102.18
L51	N 89°26'52" W	164.70
L52	N 20°17'30" W	143.75
L53	N 13°07'56" E	16.10
L54	S 89°26'52" E	6.02
L55	N 00°33'08" E	10.51
L56	N 89°26'52" W	114.76
L57	S 00°33'08" W	38.13
L58	N 00°51'50" W	19.57
L59	N 89°38'38" W	123.01
L60	S 89°26'52" E	114.24
L61	N 47°22'41" W	55.56
L62	N 89°26'52" W	35.05
L63	S 00°33'08" W	12.00
L64	S 89°26'52" E	43.65
L65	S 00°33'08" W	103.10
L66	N 89°26'52" W	43.66
L67	S 00°33'08" W	12.00
L68	S 89°26'52" E	43.66
L69	S 00°33'08" W	22.90
L70	N 89°26'52" W	14.00
L71	S 00°33'08" W	23.00
L72	N 89°26'52" W	14.00
L73	N 00°33'08" E	60.90
L74	N 89°19'53" W	26.46
L75	S 52°22'13" W	30.73
L76	S 51°02'13" W	36.06
L77	N 85°10'53" W	22.29
L78	N 00°33'08" E	2.10
L79	N 89°26'52" W	16.48
L80	N 47°22'41" W	75.67
L81	N 00°33'08" E	11.15
L82	N 52°29'33" W	36.06
L83	N 00°48'03" W	16.33
L84	N 00°48'03" W	10.31
L85	N 52°29'34" E	41.09

LINE	BEARING	DISTANCE
L86	S 89°26'52" E	63.12
L87	S 00°33'08" W	10.00
L88	S 89°26'52" E	46.05
L89	N 00°33'08" E	25.00
L90	N 89°26'52" W	21.11
L91	N 69°36'39" W	139.76
L92	N 00°51'50" W	17.35
L93	S 89°26'52" E	18.00
L94	S 00°33'08" W	152.18
L95	S 89°26'52" E	23.00
L96	S 00°33'08" W	42.37
L97	S 41°20'02" E	126.93
L98	N 75°35'49" E	93.51
L99	N 82°33'43" E	76.43
L100	S 89°26'52" E	27.73
L101	N 00°32'30" E	19.81
L102	N 89°26'52" W	36.00
L103	S 00°33'08" W	12.00
L104	S 89°26'52" E	36.00
L105	N 00°32'30" E	182.20
L106	S 89°27'30" E	15.00
L107	S 00°32'30" W	34.00
L108	S 89°27'30" E	39.00
L109	N 00°32'30" E	12.00
L110	N 89°27'30" W	26.00
L111	N 00°32'30" E	94.00
L112	S 89°26'52" E	14.00
L113	N 00°32'30" E	50.17
L114	N 89°26'52" W	36.00
L115	S 00°33'08" W	12.00
L116	S 89°26'52" E	36.00
L117	N 00°32'30" E	29.83
L118	N 89°26'52" W	14.00
L119	N 00°33'08" E	37.91
L120	N 89°23'43" E	78.62
L121	N 75°15'48" E	96.86
L122	S 41°20'02" E	132.92
L123	S 00°33'08" W	99.83
L124	S 89°26'52" E	41.00

OWNER

QVSW CHANDLER HEIGHTS, LLC
AN ARIZONA LIMITED LIABILITY COMPANY

ENGINEER

ROC DESIGN GROUP, LLC
1102 E. WEBER DRIVE
SUITE 102
PHOENIX, AZ 85044
PHONE: (480) 961-0270
FAX: (480) 966-0273

SURVEYOR

VAUGHN LAND SURVEYING, INC.
1707 E. WEBER DRIVE
SUITE 2
AZLES, AZ 85521
PHONE: (480) 921-1565
FAX: (480) 921-1567

AREAS

LOT 1 AREA: 88,848 SQ. FT. OR 2.288 ACRES ±
LOT 2 AREA: 32,483 SQ. FT. OR 0.745 ACRES ±
LOT 3 AREA: 403,402 SQ. FT. OR 9.261 ACRES ±
LOT 4 AREA: 32,342 SQ. FT. OR 0.742 ACRES ±
LOT 5 AREA: 48,148 SQ. FT. OR 1.108 ACRES ±
LOT 6 AREA: 104,850 SQ. FT. OR 2.409 ACRES ±
NET AREA: 721,951 SQ. FT. OR 16.574 ACRES ±
GROSS AREA: 852,445 SQ. FT. OR 19.569 ACRES ±

BASIS OF BEARING

THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST, WITH A BEARING OF NORTH 00° 23' 08" WEST PER RECORD OF SURVEY BOOK 940 OF MAPS, PAGE 12, M.C.R.

NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS. 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 ALLOWED.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 2' 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.
- THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS (TITLEHOLDER(S)) SHALL BE RESPONSIBLE FOR 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 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 COMMON AREA TRACTS IS SOLD OR OTHERWISE TRANSFERRED, IN WHOLE OR IN PART, WHETHER TO THE SUBDIVISION HOMEOWNERS ASSOCIATION OR TO SOME THIRD PARTY, THE TITLEHOLDER(S) SHALL ALSO SELL OR TRANSFER, AT THE OPTION OF THE PARTY ACQUIRING TITLE, THE R/W, ANY WATER RIGHTS OR PERMITS HELD BY OR IN THE NAME OF THE TITLEHOLDER(S) BENEFITING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.
- THE FOLLOWING EASEMENTS HAVE BEEN PROVIDED IN THE CC&R'S OR BY SEPARATE INSTRUMENTS:
 - POTABLE WATER
 - SANITARY SEWER
 - FIRE LINE
 - PEDESTRIAN ACCESS
 - VEHICULAR ACCESS
 - DRAINAGE AND DRAINAGE FACILITIES

CERTIFICATE OF LAND SURVEYOR

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



SHANE BATEMAN
REGISTERED LAND SURVEYOR NO. 42924
1707 E. WEBER DR., STE 2
TEMPE, ARIZONA 85281

REVISION
1. CITY REGULATIONS - 09/08/08 C.C.

SURVEYED BY: J. Eggering
DRAWN BY: C. Guerra
CHECKED BY: T.S. Bateman

25560 West 85th Suite # 5
Buckeye, Arizona 85326
Ph: (623) 366-2388
Fax: (623) 366-1947

VAUGHN LAND SURVEYING, INC.
1707 East Weber Drive Suite # 2
Tempe, Arizona 85281
Ph: (480) 921-1565
Fax: (480) 921-1567

SHOPPES AT
CHANDLER HEIGHTS
SECTION 22
TOWNSHIP 2 SOUTH
RANGE 5 EAST
OF THE GILA & SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA
www.vaughnland.com

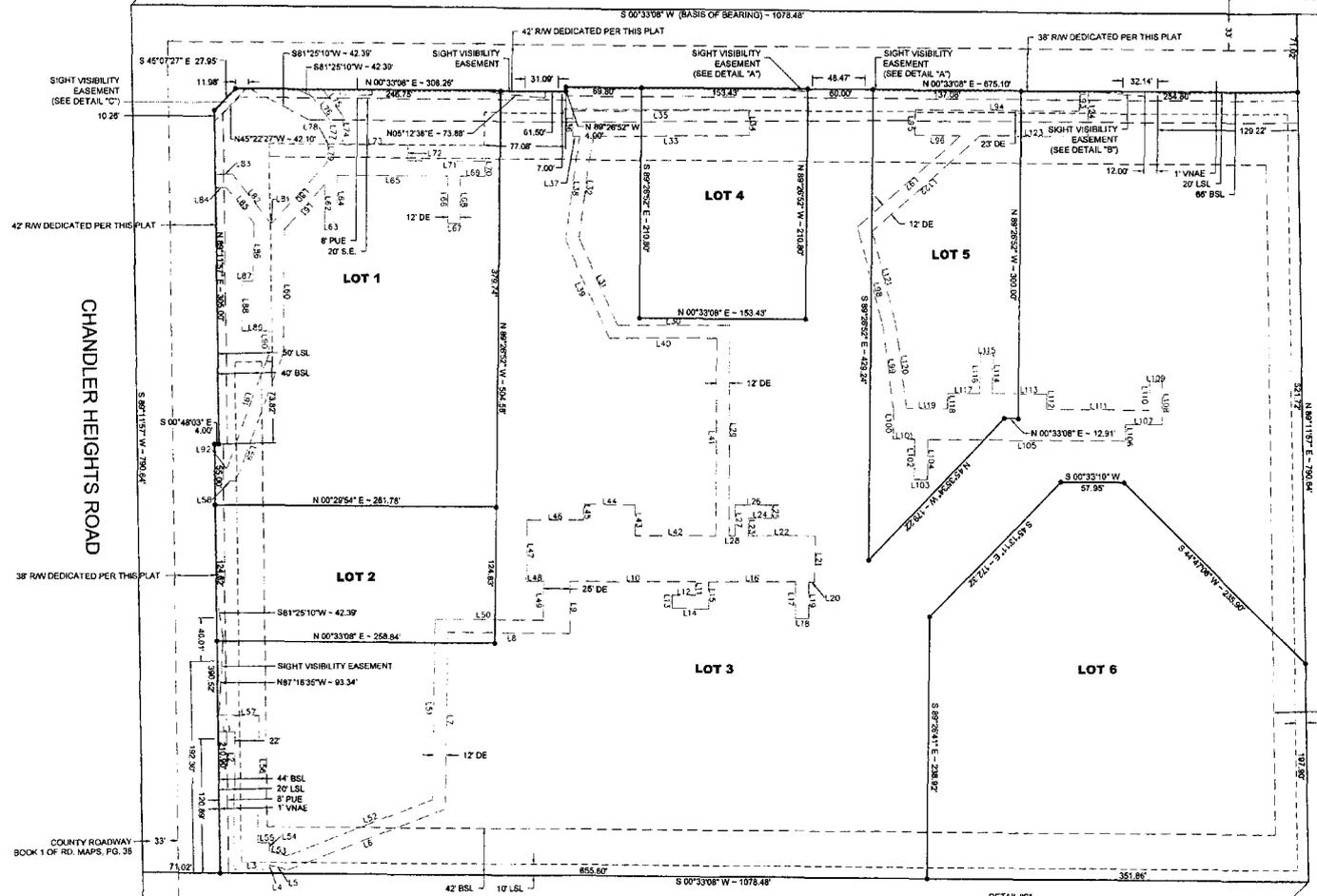
DATE: 07-10-2008
FILE: 1469.dwg
JOB: P461
TAX: 1469

SHEET
1 OF 2

ARIZONA AVENUE

S.W. Corner of Section 22
T-2S, R-5E
Pd. Brass Cap in Handhole

N. 1/4 Corner of Section 22
T-2S, R-5E
Pd. Brass Cap Flush

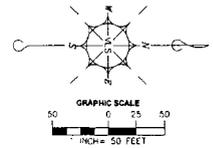
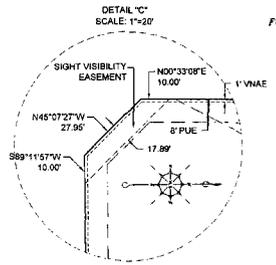
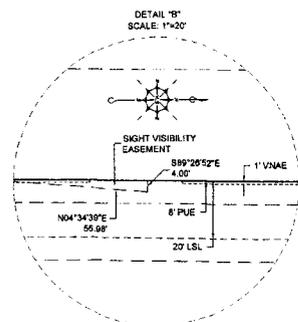
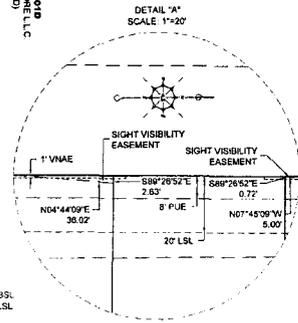


CHANDLER HEIGHTS ROAD

LEGEND

- A.P.N. ASSESSOR PARCEL NUMBER
- BSL BUILDING SETBACK LINE
- DE DRAINAGE EASEMENT
- LSL LANDSCAPE SETBACK LINE
- PUE PUBLIC UTILITY EASEMENT
- SE SEWER EASEMENT
- VNAE VEHICULAR NON ACCESS EASEMENT
- RW RIGHT OF WAY
- 1/2" REBAR (TO BE SET AT COMPLETION OF MASS GRADING)

A.P.N. 305-46-001D
MARACAY SOUTHSHORE L.L.C.



A.P.N. 305-46-001D
MARACAY SOUTHSHORE L.L.C.
(UNSUBDIVIDED)

S. 1/4 Corner of Sec 22
T-2S, R-5E
Pd. Brass Cap in Handhole

Fd. 1/2" Rebar w/ Cap
R.L.S.#22768

REVISION	DATE	BY
1	07/10/2008	J. Eppinger

SURVEYED BY: J. Eppinger
DRAWN BY: C. O'Neil
CHECKED BY: T.S. Matson

VAUGHN LAND SURVEYING INC.
1707 East Weber Drive Suite # 2
Tempe, Arizona 85281
Fax: (480) 921-1567

420 West Casa Grande Lakes Blvd. North
Casa Grande, Arizona 85326
Fax: (520) 314-0888

SHOPPES AT CHANDLER HEIGHTS
SECTION 22
TOWNSHIP 23 SOUTH
OF THE C. & G. R. & M.
MARK COPELAND, ARIZONA

DATE: 07-10-2008
FILE: 1449.dwg
TAB: Plan-2
JOB: 1449

