



Chandler • Arizona
Where Values Make The Difference

#38

FEB 26 2009

MEMORANDUM

Planning and Development – CC Memo No. 09-021

DATE: FEBRUARY 6, 2009

TO: MAYOR AND CITY COUNCIL

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

FROM: BILL DERMODY, SENIOR CITY PLANNER

SUBJECT: CPT08-0010 56TH STREET & CHANDLER CONDOMINIUM

Request: Final Condo Plat approval

Location: North of the northeast corner of 56th Street and Chandler Boulevard

Applicant: Cottrell Engineering

Project Info: Approximately 2 net acres with a multi-tenant building zoned for Planned Industrial (I-1) and motor vehicle repair uses

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and Planned Industrial District (I-1) zoning, Staff recommends approval.

BACKGROUND

This Final Condo Plat is for a Planned Industrial and motor vehicle repair development. The plat creates the lots, tracts, and easements necessary for the property's development. The subject site is zoned Planned Industrial District (I-1) and has been granted a Use Permit to also allow motor vehicle repair.

RECOMMENDED ACTION

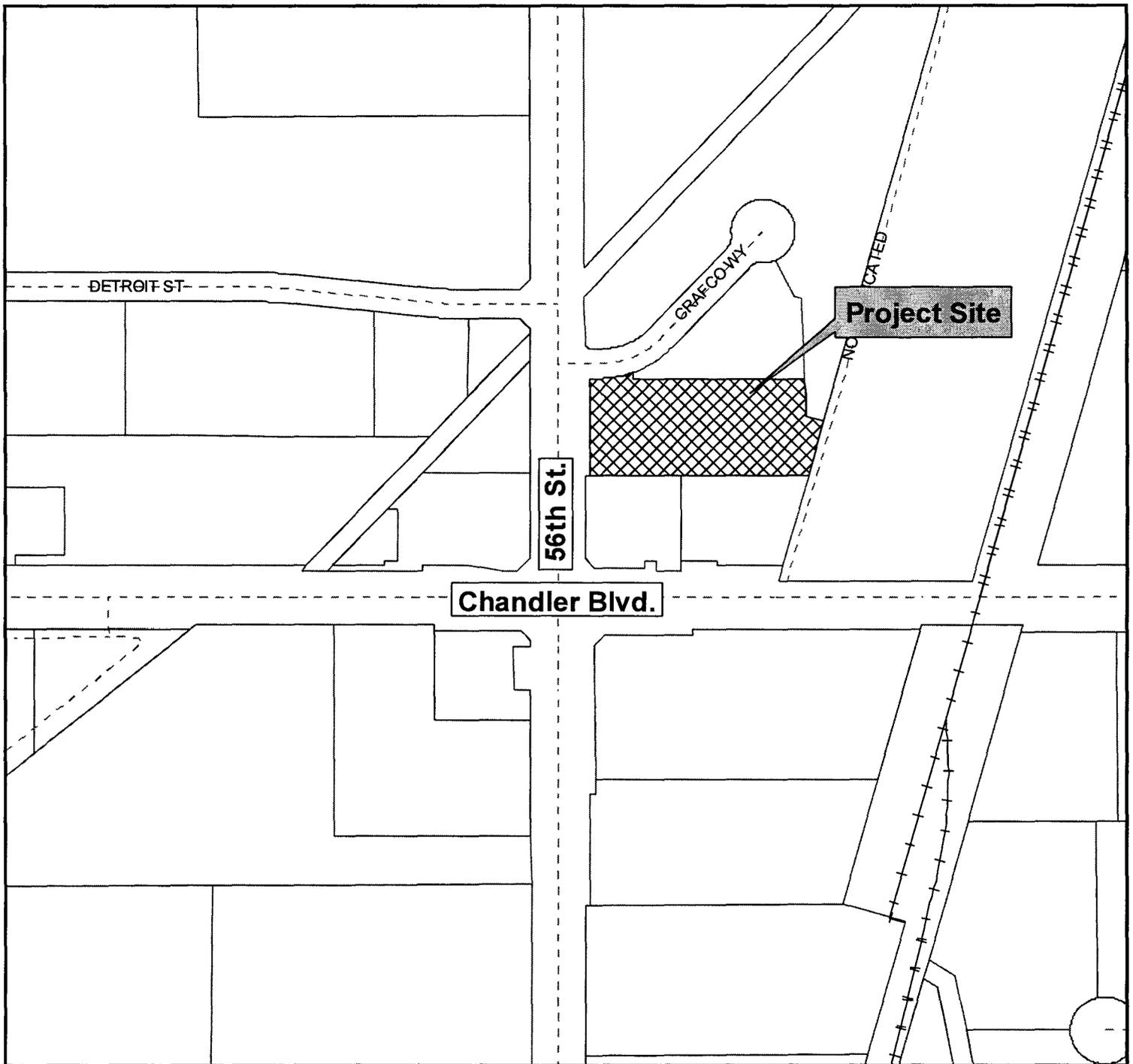
Staff recommends approval of the Final Condo Plat.

PROPOSED MOTION

Move to approve Final Condo Plat CPT08-0010 56TH STREET & CHANDLER CONDOMINIUM, per Staff recommendation.

Attachments

1. Vicinity Map
2. Final Condo Plat



Chandler Blvd.

56th St.

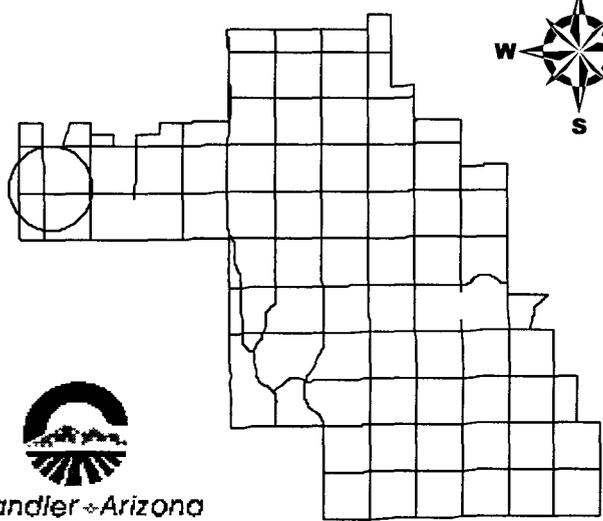
DETROIT ST.

GRAFOWAY

Project Site

CATED

Vicinity Map



56th Street and Chandler
Condominium



Chandler - Arizona
Where Values Make The Difference

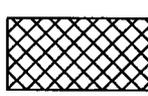
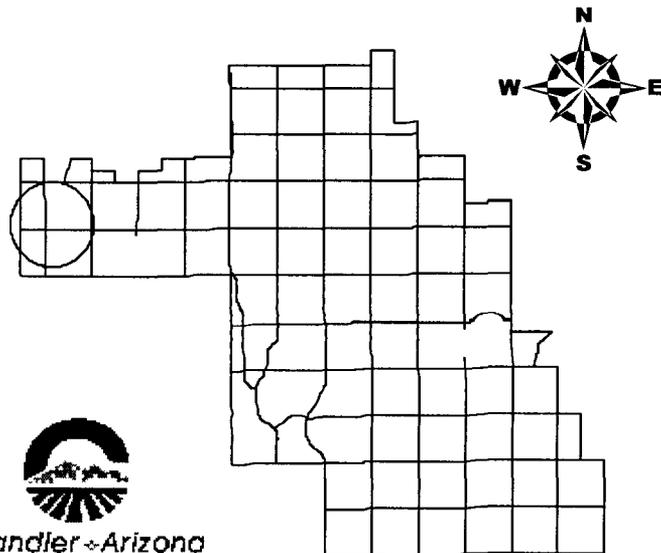


Project Site

56th St.

Chandler Blvd.

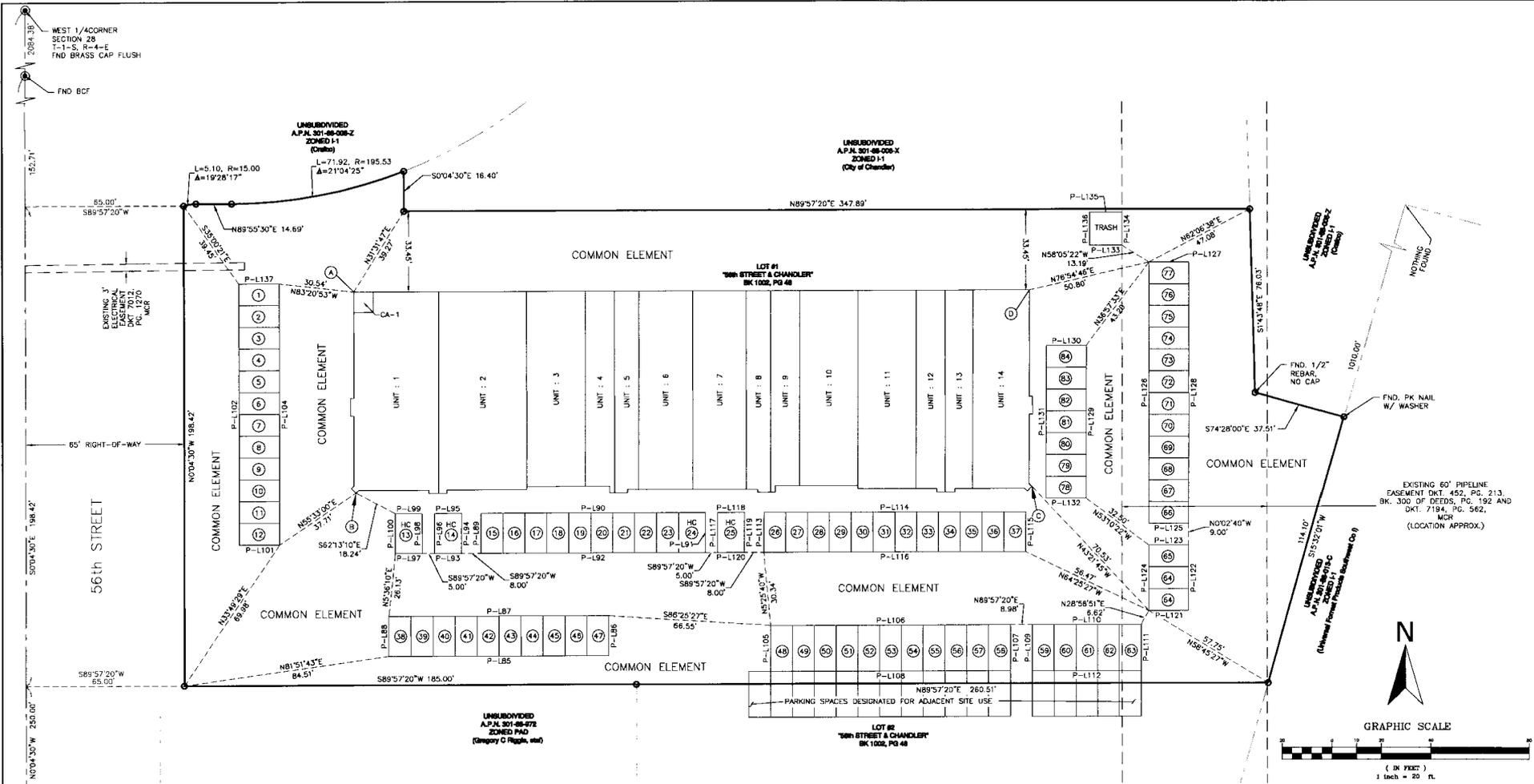
Vicinity Map



56th Street and Chandler
Condominium



Chandler - Arizona
Where Values Make The Difference



PARKING SPACE LINE TAGS

LINE #	LENGTH	DIRECTION
P-L85	90.00	N89°57'20"E
P-L86	16.50	N0°02'40"W
P-L87	90.00	S89°57'20"W
P-L88	16.50	S0°02'40"E
P-L89	16.50	N0°02'40"W
P-L90	92.00	N89°57'20"E
P-L91	16.50	S0°02'40"E
P-L92	92.00	S89°57'20"W
P-L93	11.00	N89°57'20"E
P-L94	16.50	N0°02'40"W
P-L96	16.50	S0°02'40"E
P-L97	11.00	N89°57'20"E
P-L98	16.50	N0°02'40"E
P-L99	11.00	S89°57'20"W

LINE #	LENGTH	DIRECTION
P-L100	16.50	S0°02'40"E
P-L101	16.50	S89°57'20"W
P-L102	107.97	N0°02'40"W
P-L104	107.97	S0°02'40"E
P-L105	19.00	N0°02'40"W
P-L106	98.92	N89°57'20"E
P-L107	19.00	S0°02'40"E
P-L108	98.92	S89°57'20"W
P-L109	19.00	N0°02'40"W
P-L110	44.95	N89°57'20"E
P-L111	19.00	S0°02'40"E
P-L112	44.95	S89°57'20"W
P-L113	16.50	N0°02'40"W
P-L114	108.00	N89°57'20"E
P-L115	16.50	S0°02'40"E

LINE #	LENGTH	DIRECTION
P-L116	108.00	S89°57'20"W
P-L117	16.50	N0°02'40"W
P-L118	11.00	N89°57'20"E
P-L119	16.50	S0°02'40"E
P-L120	11.00	S89°57'20"W
P-L121	16.50	N89°57'20"E
P-L122	27.00	N0°02'40"W
P-L123	16.50	S89°57'20"W
P-L124	27.00	S0°02'40"E
P-L125	16.50	S89°57'20"W
P-L126	108.00	N0°02'40"W
P-L127	16.50	N89°57'20"E
P-L128	108.00	S0°02'40"E
P-L129	63.00	N0°02'40"W
P-L130	16.50	S89°57'20"W

LINE #	LENGTH	DIRECTION
P-L131	63.00	S0°02'40"E
P-L132	16.50	N89°57'20"E
P-L133	13.33	N89°57'57"E
P-L134	13.67	N0°02'26"W
P-L135	13.33	S89°57'57"W
P-L136	13.67	S0°02'26"E
P-L137	16.50	N89°57'20"E

LEGEND

- PROPERTY LINE
- MONUMENT/CENTERLINE
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- EXIST. PROPERTY MONUMENT FOUND
- 1/2" REBAR W/ CAP, RLS 37936 OR AS NOTED
- - - EXISTING EASEMENT LINE
- - - BUILDING TIE

"56TH STREET & CHANDLER CONDOMINIUM"
A CONDOMINIUM IN CHANDLER, ARIZONA

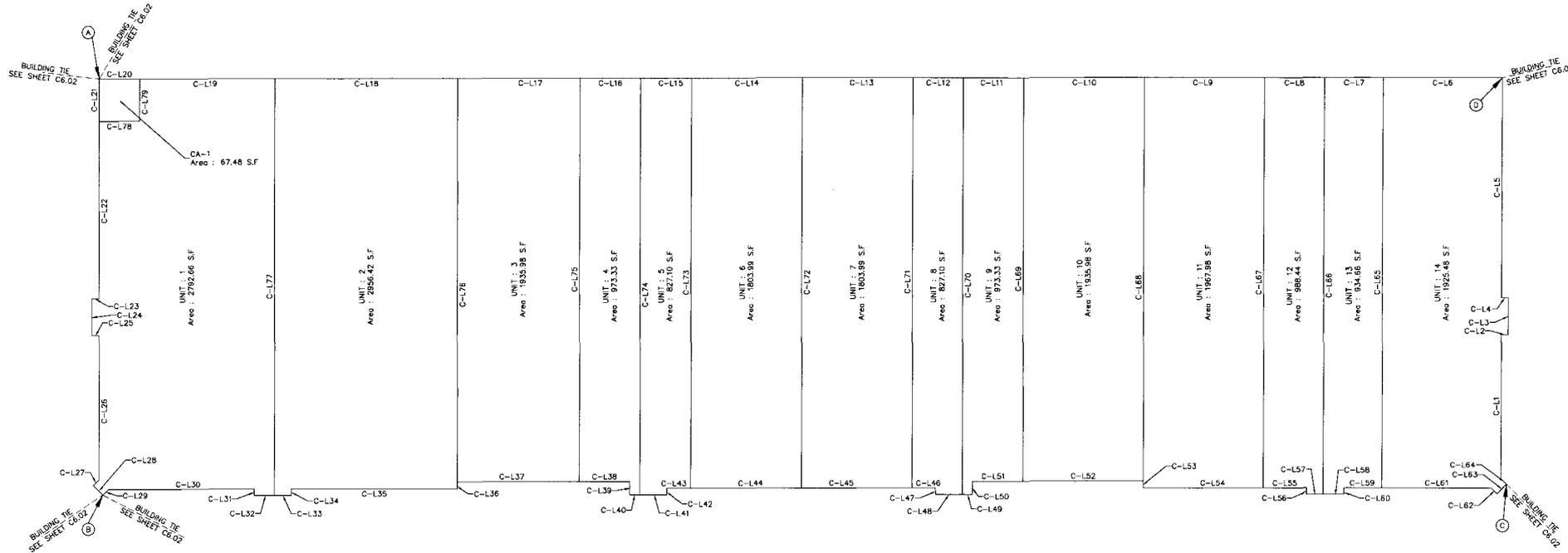
COTTRELL ENGINEERING GROUP, INC.
1111 N. 3RD STREET PHOENIX, AZ 85004
PH: (602) 385-6895 FAX: (602) 385-6898

666

DATE: 01/19/09
CHECKED BY: NJC
DRAWN BY: NJC
PROJECT #: 07026
SCALE: 1" = 30'

SITE DIMENSIONS

SHEET OF 3
2 3
C.O.C. 106



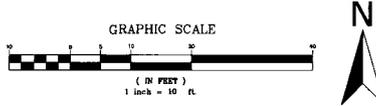
UNIT DIMENSION LINE TAGS

LINE #	LENGTH	DIRECTION
C-L1	28.78	S0'02'40"E
C-L2	1.33	S89°57'20"W
C-L3	7.33	S0'02'40"E
C-L4	1.33	N89°57'20"E
C-L5	44.00	S0'02'40"E
C-L6	23.33	N89°57'20"E
C-L7	11.33	S89°57'20"W
C-L8	12.00	N89°57'20"E
C-L9	24.00	S89°57'20"W
C-L10	24.00	N89°57'20"E
C-L11	12.00	S89°57'20"W
C-L12	10.00	N89°57'20"E
C-L13	22.00	S89°57'20"W
C-L14	22.00	N89°57'20"E
C-L15	10.00	S89°57'20"W
C-L16	12.00	N89°57'20"E
C-L17	24.00	S89°57'20"W
C-L18	36.00	N89°57'20"E
C-L19	28.70	S89°57'20"W
C-L20	7.97	N89°57'20"E

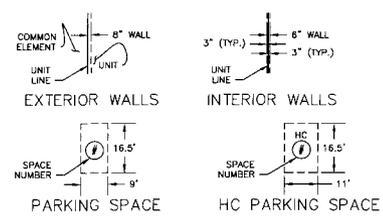
LINE #	LENGTH	DIRECTION
C-L21	8.47	N0'02'40"W
C-L22	35.53	S0'02'40"E
C-L23	1.33	S89°57'20"W
C-L24	7.33	S0'02'40"E
C-L25	1.33	N89°57'20"E
C-L26	28.78	S0'02'40"E
C-L27	1.56	S44°57'20"W
C-L28	2.67	S45°02'40"E
C-L29	1.56	N44°57'20"E
C-L30	28.78	N89°57'20"E
C-L31	1.33	S0'02'40"E
C-L32	4.00	N89°57'20"E
C-L33	3.33	S89°57'20"W
C-L34	1.33	S0'02'40"E
C-L35	32.67	S89°57'20"W
C-L36	1.33	S0'02'40"E
C-L37	24.00	N89°57'20"E
C-L38	10.00	S89°57'20"W
C-L39	2.67	N0'02'40"E
C-L40	2.00	S89°57'20"W

LINE #	LENGTH	DIRECTION
C-L41	5.33	N89°57'20"E
C-L42	1.33	N0'02'40"W
C-L43	4.67	N89°57'20"E
C-L44	22.00	S89°57'20"W
C-L45	22.00	N89°57'20"E
C-L46	4.67	S89°57'20"W
C-L47	1.33	N0'02'40"W
C-L48	5.33	S89°57'20"E
C-L49	2.00	N89°57'20"E
C-L50	2.67	N0'02'40"W
C-L51	10.00	N89°57'20"E
C-L52	24.00	S89°57'20"W
C-L53	1.33	S0'02'40"E
C-L54	24.00	N89°57'20"E
C-L55	8.67	S89°57'20"W
C-L56	1.33	N0'02'40"W
C-L57	3.33	S89°57'20"E
C-L58	4.00	N89°57'20"E
C-L59	7.33	N89°57'20"E
C-L60	1.33	N0'02'40"W

LINE #	LENGTH	DIRECTION
C-L61	21.45	S89°57'20"W
C-L62	1.56	N45°02'40"W
C-L63	2.67	S44°57'20"W
C-L64	1.56	S45°02'40"E
C-L65	82.00	N0'02'40"W
C-L66	83.33	S0'02'40"E
C-L67	82.00	N0'02'40"W
C-L68	80.67	S0'02'40"E
C-L69	80.67	N0'02'40"W
C-L70	83.33	S0'02'40"E
C-L71	82.00	N0'02'40"W
C-L72	82.00	S0'02'40"E
C-L73	82.00	N0'02'40"W
C-L74	83.33	S0'02'40"E
C-L75	80.67	N0'02'40"W
C-L76	80.67	S0'02'40"E
C-L77	83.33	N0'02'40"W
C-L78	7.97	N89°57'20"E
C-L79	8.47	N0'02'40"W

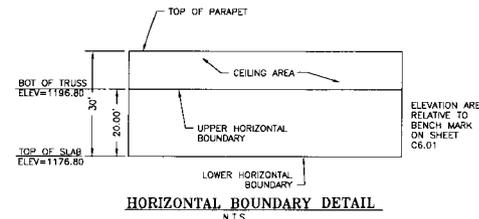


TYPICAL DETAILS



NOTES

1. ALL BUILDING TIES TO THE PROPERTY LINE ARE TO THE EXTERIOR SURFACE OF THE PERIMETER WALLS OF THE BUILDINGS.
2. THE PHYSICAL BOUNDARIES OF THE LIMITS ARE AS FOLLOWS: (1) THE VERTICAL BOUNDARIES ARE THE EXTERIOR SURFACE OF THE PERIMETER WALLS OF THE BUILDING AND A VERTICAL PLANE RUNNING THROUGH THE CENTER OF THE DEMISING WALL SEPARATING THE UNIT FROM ANOTHER UNIT OR UTILITY ROOM; (2) THE LOWER HORIZONTAL BOUNDARY IS THE TOP OF THE UNDECORATED CONCRETE FLOOR SLAB, BENEATH THE UNIT; AND (3) THE UPPER HORIZONTAL BOUNDARY IS A HORIZONTAL PLANE, A "CLEAR LINE" BELOW THE ROOF TRUSSES WITH AN ELEVATION OF TWENTY FEET (20 FT) ABOVE THE LOWER HORIZONTAL BOUNDARY OF THE UNIT. THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE MORE FULLY DESCRIBED IN THE CONDOMINIUM DECLARATION TO BE RECORDED FOLLOWING THIS PLAN.
3. AREA CALCULATIONS ARE IN ACCORDANCE WITH THE UNIT BOUNDARIES AND AHS SECTION 33-1217.
4. LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION.



UNIT DIMENSIONS

DATE: 01/19/09
SCALE: 1"=20'

CHECKED BY: NJC
DRAWN BY: NJC
PROJECT #: 070926

C.O.C. LOG

SHEET 3 OF 3

C6.03

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11111 N. 50D STREET
PHOENIX, AZ 85004
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FAX: (602) 969-1698

C66 1099 - 50TH STREET & COTTRILL