

# 46

AUG 13 2009



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

**MEMORANDUM                      Planning and Development – CC Memo No. 09-089**

**DATE:**            JULY 28, 2009

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            W. MARK PENTZ, CITY MANAGER ~~WM~~  
                          PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*  
                          JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR *JK*  
                          KEVIN MAYO, ACTING PLANNING MANAGER *KM*

**FROM:**            BILL DERMODY, SENIOR CITY PLANNER *BD*

**SUBJECT:**        FPT09-0001 CHANDLER CENTER AT DOBSON CROSSING

- Request:            Final Plat (FPT) approval
- Location:           Southwest corner of Queen Creek Road and Arizona Avenue
- Applicant:           Superior Surveying Services
- Project Info:        Approximately 45 acres

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan and Planned Area Development (PAD) zoning, Staff recommends approval.

**BACKGROUND**

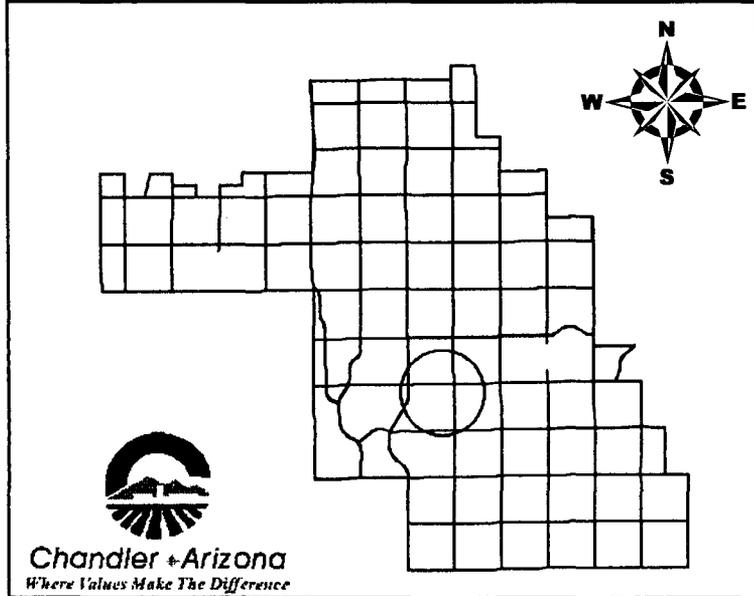
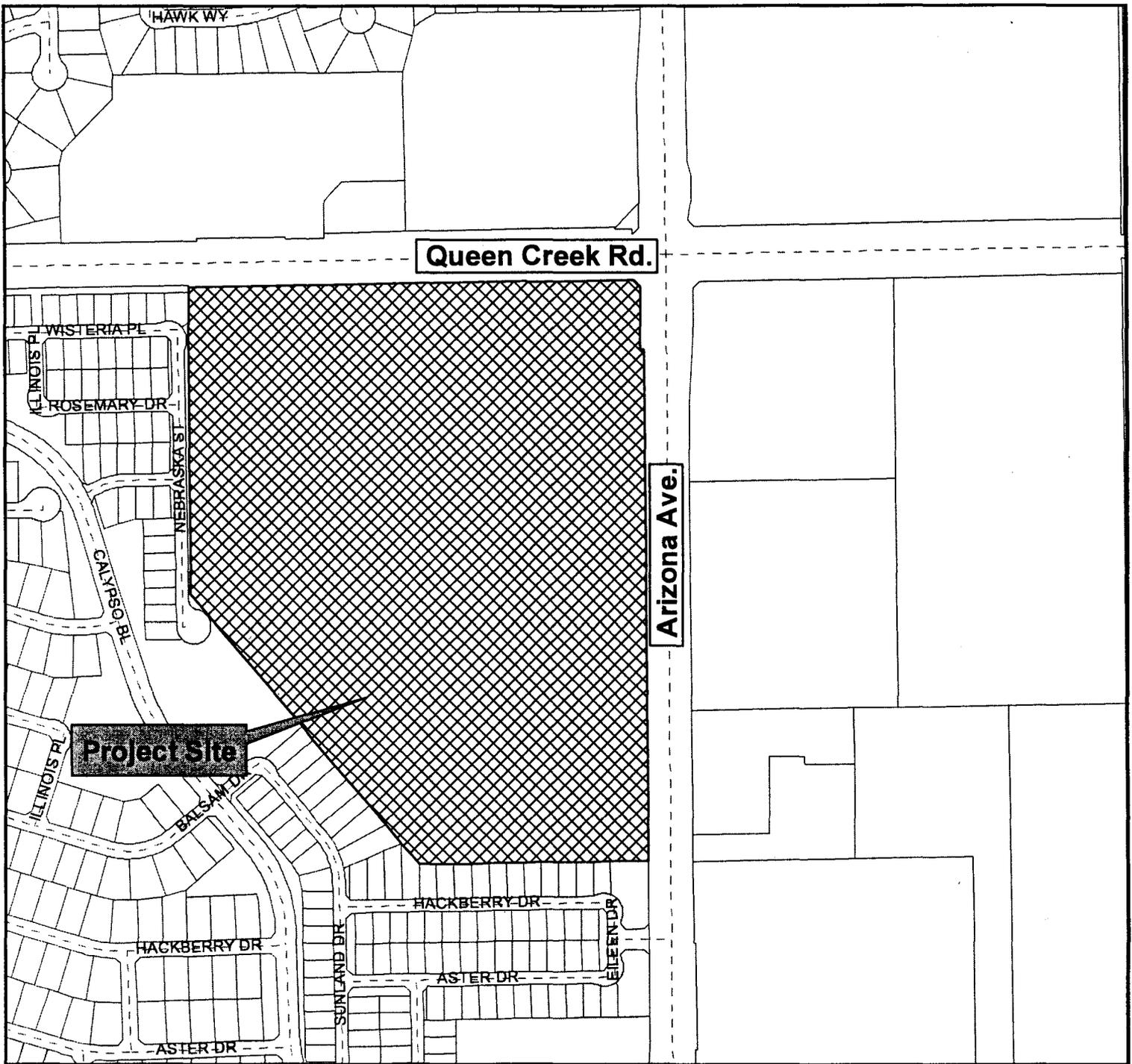
This final plat is for the creation of three individual lots on property planned for a commercial and multi-family development. The plat creates the lots, tracts, and easements necessary for the property's development.

**PROPOSED MOTION**

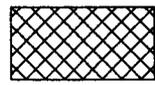
Move to approve Final Plat FPT09-0001 CHANDLER CENTER AT DOBSON CROSSING, per Staff recommendation.

**Attachments**

1. Vicinity Map
2. Final Plat



**Vicinity Map**



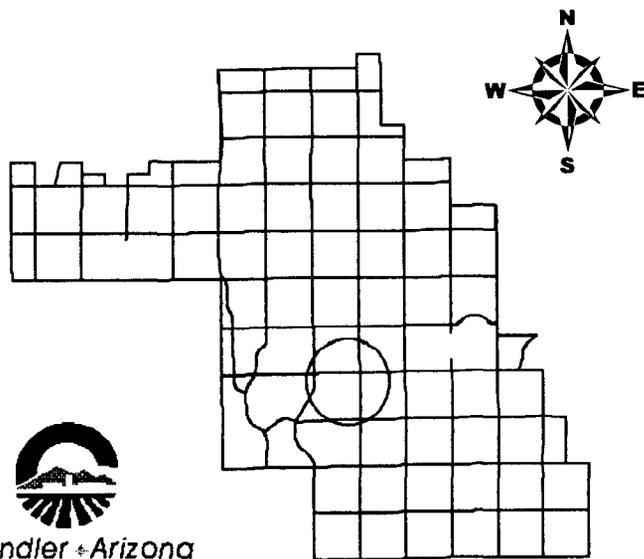
**Chandler Center at  
Dobson Crossing**



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



# Vicinity Map



Chandler Center at  
Dobson Crossing



Chandler • Arizona  
*Where Values Make The Difference*

# FINAL PLAT OF "CHANDLER CENTER AT DOBSON CROSSING"

A REPLAT OF PARCEL 3, 'DOBSON CROSSING' AS RECORDED IN BOOK 747 OF MAPS,  
PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHEAST  
QUARTER OF SECTION 16, 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:  
DOBSON BELL I LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP,  
AND CAMPANELLO APARTMENT INVESTORS, LLC, AN ARIZONA LIMITED LIABILITY  
COMPANY AS OWNERS HAS SUBMITTED UNDER THE NAME OF "CHANDLER  
CENTER AT DOBSON CROSSING" A REPLAT OF PARCEL 3, 'DOBSON  
CROSSING' AS RECORDED IN BOOK 747 OF MAPS, PAGE 37, RECORDS OF  
MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHEAST QUARTER OF  
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND  
PLATED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT  
OF "CHANDLER CENTER AT DOBSON CROSSING" A COMMERCIAL SUBDIVISION,  
AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND  
ONES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING  
SAME, AND THAT EACH LOT, AND STREET SHALL BE KNOWN BY THE NUMBER  
OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.  
DOBSON BELL I LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP,  
AND CAMPANELLO APARTMENT INVESTORS, LLC, AN ARIZONA LIMITED LIABILITY  
COMPANY, AS OWNERS HEREBY DEDICATES TO THE PUBLIC FOR USE AS  
SUCH, THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON SAID PLAT, AND  
INCLUDED IN THE ABOVE DESCRIBED PREMISES.  
DOBSON BELL I LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP,  
AND CAMPANELLO APARTMENT INVESTORS, LLC, AN ARIZONA LIMITED LIABILITY  
COMPANY, AS OWNERS HEREBY DEDICATES TO THE CITY OF CHANDLER A  
BLANKET EASEMENT OVER THE ENTIRE PLAT FOR EMERGENCY VEHICULAR  
ACCESS.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO  
BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS  
ASSOCIATION OR ADJOINING PROPERTY OWNER.

IN WITNESS WHEREOF, DOBSON BELL I LIMITED PARTNERSHIP, AN ARIZONA  
LIMITED PARTNERSHIP, AS OWNER, HAS HERE UNDER CAUSED ITS NAME TO BE  
SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF  
THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2009

AUTHORIZED SIGNER/OWNER \_\_\_\_\_ DATE \_\_\_\_\_

IN WITNESS WHEREOF, CAMPANELLO APARTMENT INVESTORS, LLC, AN ARIZONA  
LIMITED LIABILITY COMPANY, AS OWNER, HAS HERE UNDER CAUSED ITS NAME TO  
BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF  
THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2009

AUTHORIZED SIGNER/OWNER \_\_\_\_\_ DATE \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA

ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_ 2009, BEFORE ME THE  
UNDERIGNED NOTARY PUBLIC, PERSONALLY APPEARED  
WHO ACKNOWLEDGED HIMSELF TO BE \_\_\_\_\_ OF DOBSON  
BELL I LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, OWNER OF  
THE SUBJECT PROPERTY, AND EXECUTED THIS INSTRUMENT FOR THE PURPOSES  
THEREIN CONTAINED.

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

BY: NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

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

## ACKNOWLEDGMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA

ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_ 2009, BEFORE ME THE  
UNDERIGNED NOTARY PUBLIC, PERSONALLY APPEARED  
WHO ACKNOWLEDGED HIMSELF TO BE \_\_\_\_\_ OF DOBSON  
BELL I LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, OWNER OF  
THE SUBJECT PROPERTY, AND EXECUTED THIS INSTRUMENT FOR THE PURPOSES  
THEREIN CONTAINED.

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

BY: NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

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

## LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST  
RECORDED IN DOCUMENT NO. 2008-0299118, RECORDS OF MARICOPA COUNTY  
RECORDED 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 UNDERIGNED HAVE SIGNED NAMES THIS  
DAY OF \_\_\_\_\_ 2009

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

ITS \_\_\_\_\_ DATE \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA

ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_ 2009, BEFORE ME  
THE UNDERIGNED NOTARY PUBLIC, PERSONALLY APPEARED  
WHO ACKNOWLEDGED HIMSELF TO BE \_\_\_\_\_ OF SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP,  
SUBJECT PROPERTY, AND EXECUTED THIS INSTRUMENT FOR THE PURPOSES  
THEREIN CONTAINED.

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

BY: NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

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

## AREA TABLE

LOT NO.	GROSS	NET
LOT 1	815,470 SQ. FT. 18.723 ACRES	786,570 SQ. FT. 18.027 ACRES
LOT 2	502,423 SQ. FT. 11.534 ACRES	469,149 SQ. FT. 10.770 ACRES
LOT 3	846,101 SQ. FT. 19.378 ACRES	684,661 SQ. FT. 15.718 ACRES
TOTAL	2,163,994 SQ. FT. 49.625 ACRES	1,940,380 SQ. FT. 44.515 ACRES

NOTE: NET AREA IS GROSS AREA LESS ANY  
DEDICATED RIGHT OF WAY

**OWNER**  
DOBSON BELL I LIMITED PARTNERSHIP  
1200 W. GREEN CREEK ROAD  
CHANDLER, AZ 85248

**OWNER**  
CAMPANELLO APARTMENT INVESTORS, LLC  
6434 N. 30TH STREET, SUITE 100  
SCOTTSDALE, AZ 85258

**SUBDIVISOR**  
SUPERIOR SURVEYING SERVICES INC.  
21415 N. 23RD AVENUE  
PHOENIX, AZ 85027  
PHONE: (623)869-0223  
FAX: (623)869-0726  
CONTACT: GARY B. FOX

## FLOOD ZONE NOTE

ACCORDING TO FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2665G,  
DATED SEPTEMBER 26, 1995, THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X.  
ZONE X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1%  
ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF  
DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY  
LEVEES FROM 1% ANNUAL CHANCE FLOOD.

## APPROVALS

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 PLATED.

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

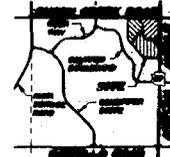
THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF  
THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THIS SUBDIVISION  
IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER  
SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

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

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS  
DAY OF \_\_\_\_\_ 2009

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

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



**NOTICE**  
NOT TO SCALE

## NOTICE

THE DATE OF BEARING IS THE MONUMENT LINE OF GREEN CREEK ROAD,  
ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16,  
USING A BEARING OF SOUTH 88 DEGREES 40 MINUTES 24 SECONDS EAST PER  
THE PLAT OF 'DOBSON CROSSING' AS RECORDED IN BOOK 747 OF MAPS,  
PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA.

- ALL TITLE INFORMATION SHOWN IS BASED ON A COMMITMENT FOR  
TITLE INSURANCE ISSUED BY OLD REPUBLIC TITLE AGENCY, GROUP NUMBER  
472990073-08, DATED MAY 21, 2009.
- THE OWNER WILL RECORD COMMENTS, CONDITIONS AND RESTRICTIONS  
AFFECTING THE SUBJECT PROPERTY TO INCLUDE A PERMANENT CROSS ACCESS  
EASEMENT FOR POTENTIAL WATER, SEWERAGE SERVICE, FIRE LINE, PEDESTRIAN  
ACCESS, VEHICULAR ACCESS AND BIKINGWAY OVER AND ACROSS THE SUBJECT  
PROPERTY FOR THE MUTUAL BENEFIT OF ALL LOTS. THE EASEMENT WILL BE  
PERPETUAL AND RUN WITH THE LAND.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES,  
FENCES AND BRICKWORK.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPED E  
THE FLOW OF WATER THROUGH THE EASEMENTS MUST BE CONSTRUCTED, PLANTED  
OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- UTILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE,  
BOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED  
WITHIN THE UTILITY EASEMENT EXCEPT TREES PLANTED TO NOT LESS THAN 6'  
ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 6' APART.
- PROPERTY IS SUBJECT TO A PERMANENT BLANKET EASEMENT PER DOCUMENT NO. 1998-001749, RECORDS OF MARICOPA COUNTY, ARIZONA.

## 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.

APRIL 27, 2009  
DANIEL S. KLEIN  
P.L.S. #2137  
21415 N. 23RD AVENUE  
PHOENIX, AZ 85027



EXPIRES 3/27/11

## Superior Surveying Services, Inc.

21415 North 23rd Avenue, Phoenix, Arizona 85027  
Phone (623) 869-0223 Fax (623) 869-0726

### FINAL PLAT OF CHANDLER CENTER AT DOBSON CROSSING

DATE	DESCRIPTION	DATE	BY

C.O.C. LOS NO. PPT08-0001

