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Chandler

All-America City

2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – PZ Memo No. 16-060**

DATE: JULY 20, 2016

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

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

SUBJECT: PPT16-0009 TAKE OFF CENTER

Request: Preliminary Plat (PPT) approval

Location: Southeast corner of McQueen and Queen Creek roads

Applicant: Steve Bowser, Helix Engineering

BACKGROUND

This Preliminary Plat is for a commercial development located at the southeast corner of McQueen and Queen Creek roads that was approved by Council on May 13, 2010, and approved a three-year zoning time extension on September 12, 2013. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

Planning Staff recommends Planning Commission motion to recommend approval of PPT16-0009 TAKE OFF CENTER, subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

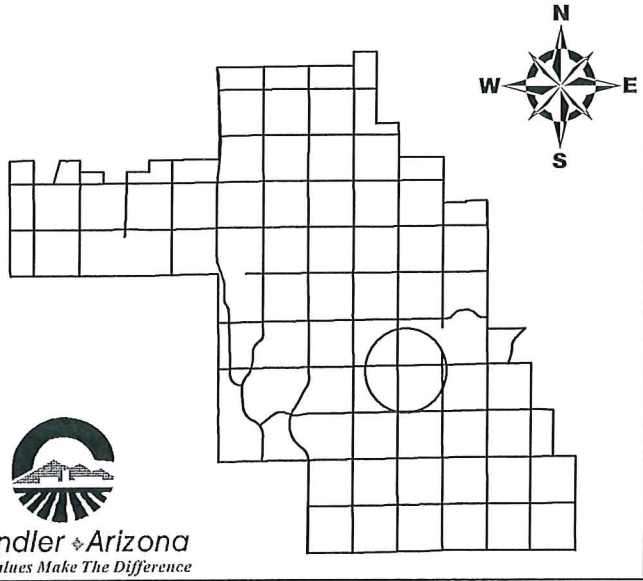
PROPOSED MOTION

Motion Planning Commission to recommend approval of Preliminary Plat PPT16-0009 TAKE OFF CENTER, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Preliminary Plat

Vicinity Map



Take Off Center

Chandler Arizona
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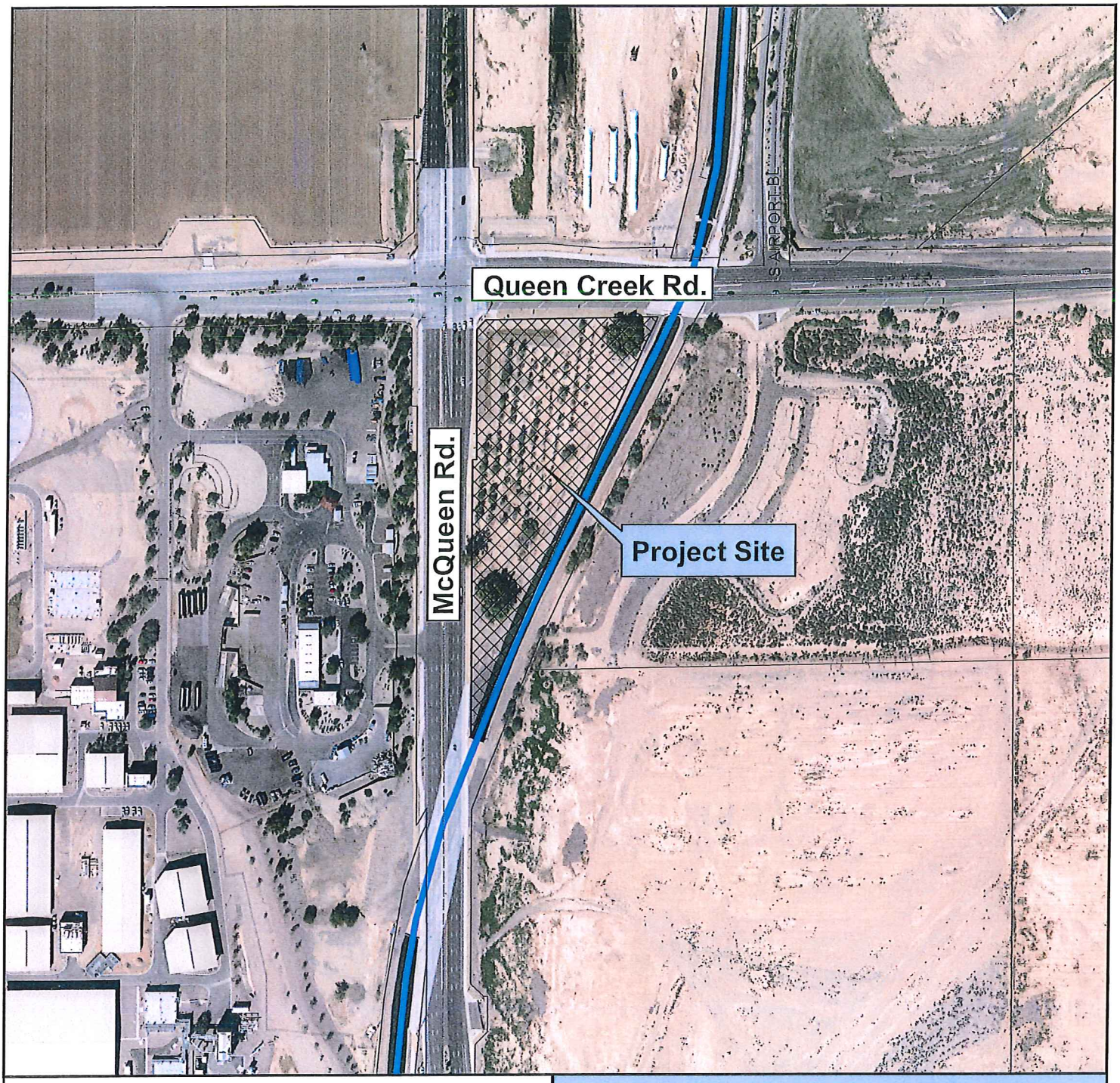
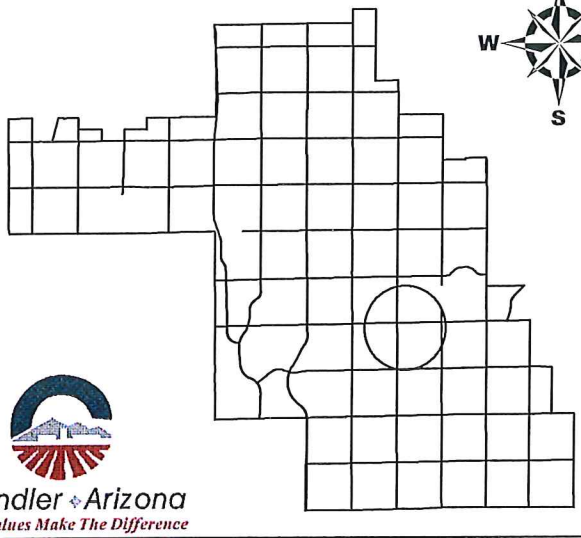
CITY OF CHANDLER 7/11/2016



Vicinity Map



Take Off Center

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CITY OF CHANDLER 7/11/2016

"TAKE OFF CENTER"
AMENDED PRELIMINARY PLAT

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WESTERLY OF THE WEST RIGHT-OF-WAY LINE OF THE CONSOLIDATED CANAL.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WESTERLY OF THE WEST RIGHT-OF-WAY LINE OF THE CONSOLIDATED CANAL;

EXCEPT THE FOLLOWING DESCRIBED PROPERTY, AS DEEDED TO MARICOPA COUNTY, ARIZONA, BY THAT CERTAIN WARRANTY DEED RECORDED IN RECORDING NO. 2003-1708021, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 33 FEET AND THE EAST LINE OF THE WEST 40 FEET OF THE SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14;

THENCE SOUTH 00 DEGREES 17 MINUTES 29 SECONDS EAST, A DISTANCE OF 1038.45 FEET;

THENCE NORTH 32 DEGREES 10 MINUTES 37 SECONDS EAST, A DISTANCE OF 46.57 FEET;

THENCE NORTH 00 DEGREES 17 MINUTES 29 SECONDS WEST, A DISTANCE OF 631.94 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 31 SECONDS EAST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00 DEGREES 17 MINUTES 29 SECONDS WEST, A DISTANCE OF 300.64 FEET;

THENCE NORTH 44 DEGREES 21 MINUTES 53 SECONDS EAST, A DISTANCE OF 28.45 FEET;

THENCE NORTH 89 DEGREES 01 MINUTE 17 SECONDS EAST, A DISTANCE OF 401.33 FEET;

THENCE NORTH 16 DEGREES 07 MINUTES 14 SECONDS EAST, A DISTANCE OF 49.17 FEET;

THENCE SOUTH 89 DEGREES 01 MINUTE 17 SECONDS WEST, A DISTANCE OF 470.23 FEET TO THE TRUE POINT OF BEGINNING.

APN: 303-42-020E

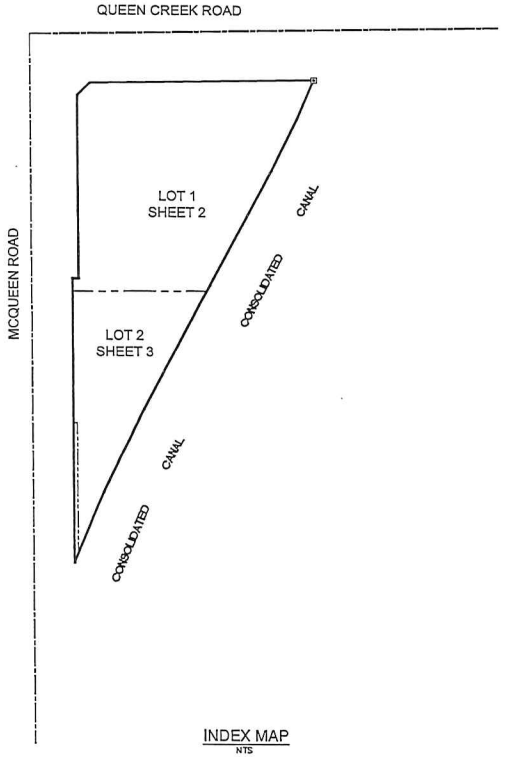
NOTES

1. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

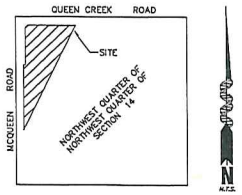
2. THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE IRRIGATIION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

3. THIS SUBDIVISION IS WITHIN CHANDLER MUNICIPAL AIRPORT DISTRICT. AN AVIATION EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.

4. PROPERTY PINS TO BE PLACED AFTER FINAL RECORDING.



INDEX MAP
NTS



VICINITY MAP

BASIS OF BEARING

THE WEST LINE OF THE NW QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 5 EAST, FROM APPLEBY & MCQUEEN TO QUEEN CREEK & MCQUEEN, BEARING N00°17'30"W. PER BOOK 1029 PAGE 46 M.C.R.

BENCHMARK

CITY OF OF CHANDLER BENCHMARK NUMBER 42. BRASS CAP IN CONCRETE ON EAST SIDE OF COOPER ROAD, 200' NORTH OF QUEEN CREEK ROAD & 23' EAST OF THE EAST EDGE OF PAVEMENT, NAVD 88, ELEV.1239.57

DEVELOPER - LOT 1

CIRCLE K STORES, INC.
1130 WEST WARNER ROAD
BLDG B
TEMPE, ARIZONA

DEVELOPER - LOT 2

QUO VADIMUS, LLC, AN ARIZONA, LIMITED LIABILITY COMPANY
1719 EAST ELMWOOD STREET
MESA, AZ 85203

ENGINEER/SURVEYOR

HELIX ENGINEERING, LLC
3240 E UNION HILLS DR. SUITE # 112
PHOENIX, ARIZONA 85050
PHONE: (602) 788-2616

SITE DATA

ZONING - EXISTING:	PAD
ZONING - PROPOSED	PAD
TOTAL GROSS AREA:	5.563 ACRES
TOTAL NET AREA:	3.343 ACRES
TOTAL BUILDING AREA:	7484 SF
NO. OF LOTS:	2
REQUIRED RETENTION VOLUME:	40,639 CF

UTILITIES

WATER	CITY OF CHANDLER
SEWER	CITY OF CHANDLER
ELECTRIC	S.R.P.
TELEPHONE	QWEST
CABLE T.V.	COX COMMUNICATIONS
REFUSE COLLECTION	CITY OF CHANDLER

SHEET INDEX

COVER SHEET	1
PLAN VIEW SHEET	2
PLAN VIEW SHEET	3

FLOOD ZONE DESIGNATION

ZONE: X

C.O.C. LOG #PPT16-0009

CLIENT:
Land Dev. Consultants, LLC
11811 N. Tatum Boulevard, Suite 1051
Phoenix, AZ 85028
ph: 602-894-5226
fax: 602-997-8807
contact: Michael Scarbrough

CERTIFICATE EXPIRES 09/30/2016

Helix Engineering, LLC
Engineering / Surveying / Consulting
3240 E Union Hills
Suite 112
Phoenix AZ 85050
ph 602-788-2616
www.hxeng.com

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TWO WORKING DAYS BEFORE YOU DIG.
CALL FOR THE BLUE STAKES
1-800-782-5348
BLUE STAKE CENTER

RELEASE	
DATE	
6-20-16	MINOR COMMENTS

REVISIONS		
NO.	DATE	
1		
2	.	.
3	.	.

PROJECT NAME
TAKE OFF CENTER

PROJECT ADDRESS
3033 S. McQUEEN RD
CHANDLER, ARIZONA

PROJECT AREA
Queen Creek & McQueen

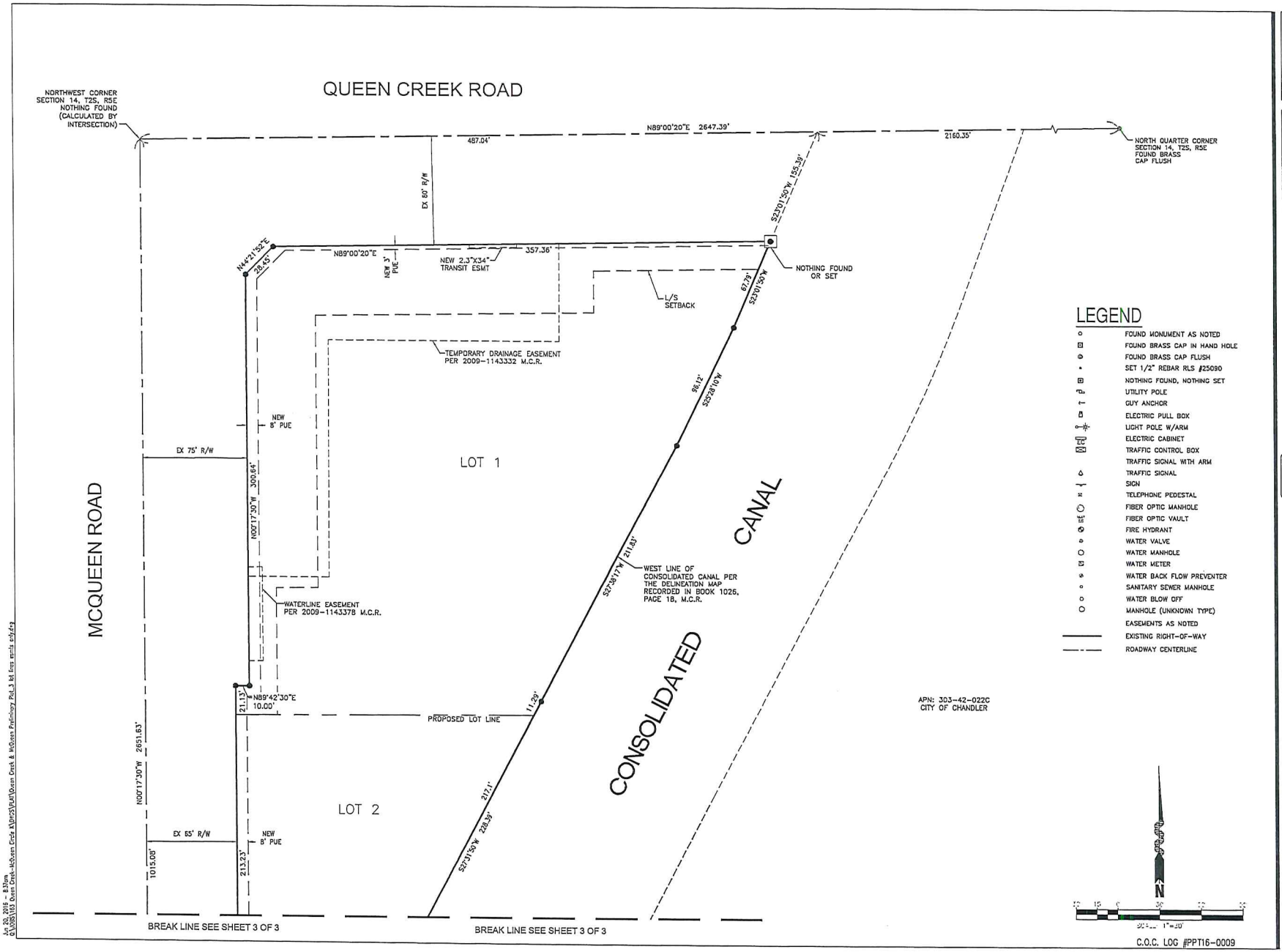
HELIX JOB NUMBER: 163
IN HOUSE
DRAWN BY: TDS
CHECKED BY: SB

SHEET TITLE
PRELIMINARY PLAT

SHEET: COVER
PAGE: 1 OF 3

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

Jun 20, 2016 - 8:36am
Q:\2016\163 Queen Creek-McQueen Circle A\DWGS\PLAT\Queen Creek & McQueen Preliminary Plat_3 lot 6-20-16.dwg



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11811 N. Tatum Boulevard, Suite 1051
Phoenix, AZ 85028
ph: 602-684-5210
fax: 602-687-0807
contact: Michael Scarbrough

Registered Professional Engineer (Civil)
CERTIFICATE NO. 30469
STEVEN R. DOWSER
ARIZONA U.S.A.
Expires 09/30/2014

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Engineering / Surveying / Consulting
3240 E Union Hills
Suite 112
Phoenix AZ 85050
602-788-2616
www.hxeng.com

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Queen Creek & McQueen

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DRAWN BY: TDS
CHECKED BY: SD

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Jun 20, 2016 - 8:37am
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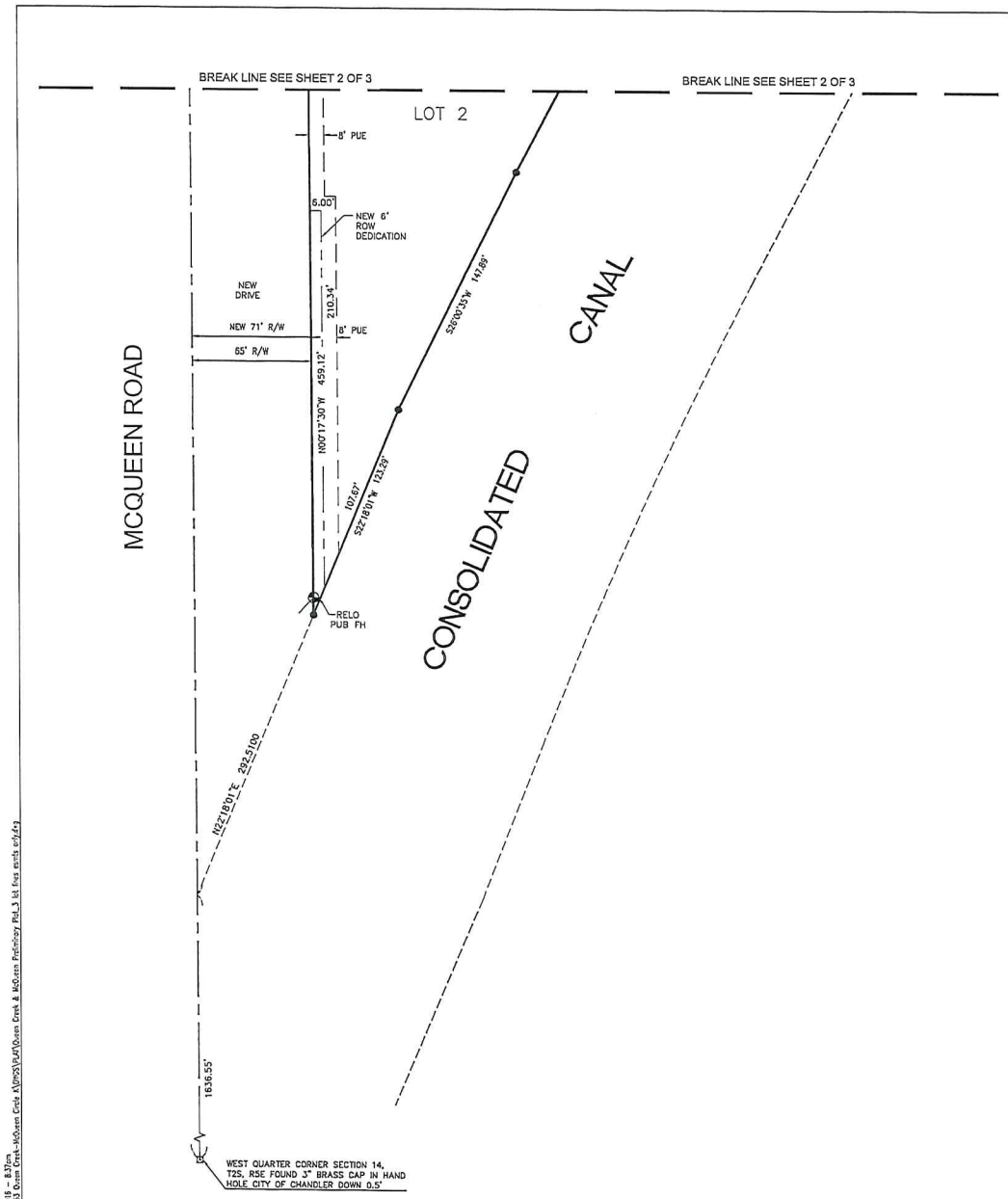
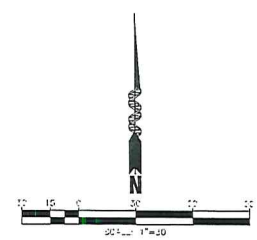


LEGEND

- FOUND MONUMENT AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR RLS #25090
- NOTHING FOUND, NOTHING SET
- UTILITY POLE
- GUY ANCHOR
- ELECTRIC PULL BOX
- LIGHT POLE W/ARM
- ELECTRIC CABINET
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL WITH ARM
- TRAFFIC SIGNAL
- SIGN
- TELEPHONE PEDESTAL
- FIBER OPTIC MANHOLE
- FIBER OPTIC VAULT
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- WATER METER
- WATER BACK FLOW PREVENTER
- SANITARY SEWER MANHOLE
- WATER BLOW OFF
- MANHOLE (UNKNOWN TYPE)
- EASEMENTS AS NOTED
- EXISTING RIGHT-OF-WAY
- ROADWAY CENTERLINE



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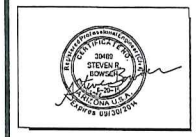

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