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MAY 22 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 08-107

DATE: MAY 8, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR

FROM: KEVIN MAYO, ACTING PLANNING MANAGER

SUBJECT: FPT08-0007 REPLAT OF SPECTRUM CHANDLER LOT 2

Request: Final Plat (FPT) approval

Location: North and east of the northeast corner of Price and Willis Roads

Project Info: Approximate 8-acre site, 2-lot hotel development

Applicant: Jason Segneri
Survey Innovation Group, Inc.

RECOMMENDATION

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

BACKGROUND

This Final Plat is for a 2-lot hotel development. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

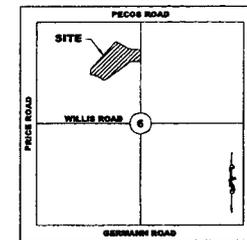
Move to approve the Final Plat FPT08-0007 REPLAT OF SPECTRUM CHANDLER LOT 2, as recommended by Staff.

Attachments

1. Final Plat
2. Vicinity Map

FINAL PLAT REPLAT OF SPECTRUM CHANDLER LOT 2

AS RECORDED IN BOOK 857 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

SIG
 SURVEY INNOVATION
 GROUP, INC.
 Land Surveying Services
 16414 NORTH 91ST ST., STE. 102
 SCOTTSDALE, ARIZONA 85260
 PHONE: (480) 922-0780
 FAX: (480) 922-0781

FINAL PLAT
REPLAT OF SPECTRUM CHANDLER LOT 2
CHANDLER, ARIZONA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SILVER LAKE VILLAGE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, PAW DEVELOPMENT, LLC A WISCONSIN LIMITED LIABILITY COMPANY, AND D. LEE PROPERTIES, LLC AN ARIZONA LIMITED LIABILITY COMPANY AS OWNERS, HAVE PLATTED UNDER THE NAME OF "SPECTRUM CHANDLER LOT 2", A REPLAT OF SPECTRUM CHANDLER LOT 2 AS RECORDED IN BOOK 857 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR SAID "SPECTRUM CHANDLER LOT 2", AND HEREBY DECLARES THAT THIS FINAL PLAT SETS FORTH THE LOCATION AND DIMENSIONS OF THE STREETS, LOTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH STREET, LOT AND EASEMENT SHALL BE KNOWN BY THE NAME OR NUMBER AS GIVEN EACH RESPECTIVELY AND THAT SILVER LAKE VILLAGE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, PAW DEVELOPMENT, LLC A WISCONSIN LIMITED LIABILITY COMPANY, AND D. LEE PROPERTIES, LLC AN ARIZONA LIMITED LIABILITY COMPANY AS OWNERS, EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT. AN EMERGENCY VEHICULAR ACCESS EASEMENT IS HEREBY DEDICATED TO THE CITY OF CHANDLER ACROSS ALL LOTS. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ADJUTING PROPERTY OWNER.

IN WITNESS WHEREOF, SILVER LAKE VILLAGE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED.

SILVER LAKE VILLAGE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

THIS ____ DAY OF _____ 20__

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____ 20__, BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIM/HER SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF, PAW DEVELOPMENT, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED.

PAW DEVELOPMENT LLC, A WISCONSIN LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

THIS ____ DAY OF _____ 20__

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____ 20__, BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIM/HER SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF, D. LEE PROPERTIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED.

D. LEE PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

THIS ____ DAY OF _____ 20__

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____ 20__, BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIM/HER SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DKT. 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 _____ 20__

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____ 20__, 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 HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

OWNER / DEVELOPER

SILVER LAKE VILLAGE, LLC C/O PERRY J. ARMSTRONG 2728 COHO STREET MADISON, WI 53713 TELEPHONE: (608) 271-2020	PAW DEVELOPMENT, LLC C/O PERRY J. ARMSTRONG 2728 COHO STREET MADISON, WI 53713 TELEPHONE: (608) 271-2020
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D. LEE PROPERTIES, LLC
C/O DANIEL F. LEE
429 CANNON PLACE
MADISON, WI 53719
TELEPHONE: (608) 833-3711

AREA

LOT 1 CONTAINS = 172,656 SQUARE FEET OR 3.984 ACRES NET.
LOT 2 CONTAINS = 175,909 SQUARE FEET OR 4.038 ACRES NET.
OVERALL CONTAINS = 348,565 SQUARE FEET OR 8.022 ACRES NET.
OVERALL CONTAINS = 356,744 SQUARE FEET OR 8.190 ACRES GROSS.

LEGEND

- FOUND BRASS CAP IN HANDHOLE
- SET 1/2" REBAR WITH RLS #30833 TO BE SET AT COMPLETION OF MASS GRADING
- FOUND REBAR
- FOUND BRASS CAP FLUSH
- _____ BOUNDARY LINE
- _____ MONUMENT LINE
- _____ EASEMENT LINE
- _____ R/W RIGHT OF WAY
- (M.C.R.) MARICOPA COUNTY RECORDER
- (R) RECORD DATA PER FINAL PLAT BOOK 857, PAGE 20 M.C.R.
- (C) CALCULATED DATA PER THIS SURVEY

APPROVALS

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.

BY: CITY ENGINEER _____ DATE _____

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.

BY: PLANNING & DEVELOPMENT DIRECTOR _____ DATE _____

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA

THIS ____ DAY OF _____ 20__

BY: MAYOR _____ DATE _____

ATTEST: CITY CLERK _____ DATE _____

CERTIFICATION

THIS 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

J.S.
JASON SEGNER
R.L.S. #30833
16414 N. 91ST STREET STE. 102
SCOTTSDALE, ARIZONA 85245



EXPIRES 3-31-2010

REVISIONS:

DRAWING NAME: 7081FPD1
JOB NO. 7081
DRAWN: JAW
CHECKED: RMH
DATE: 02-13-08
SCALE: N.T.S.
SHEET: 1 OF 2

BASIS OF BEARING

THE WEST LINE OF LOT 2 OF SPECTRUM CHANDLER FINAL PLAT PER BOOK 857, PAGE 20 RECORDS OF MARICOPA COUNTY, BETWEEN TWO FOUND REBAR WITH RLS #17548, SAID LINE BEARS SOUTH 41 DEGREES 02 MINUTES 53 SECONDS WEST A DISTANCE OF 706.17'.

NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES, AND DRIVEWAYS.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPERE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- A PRIVATE CROSS ACCESS EASEMENT ACROSS ALL LOTS TO BE DEDICATED IN THE C.C.B.R FOR INGRESS / EGRESS, POTABLE WATER, SANITARY SEWER, FIRE LINE, PEDESTRIAN ACCESS, VEHICULAR ACCESS, DRAINAGE, AND DRAINAGE FACILITIES.
- 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.
- 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 8' APART.

LEGAL DESCRIPTION

LOT 2, OF FINAL PLAT OF SPECTRUM CHANDLER, A SUBDIVISION RECORDED IN 1 RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

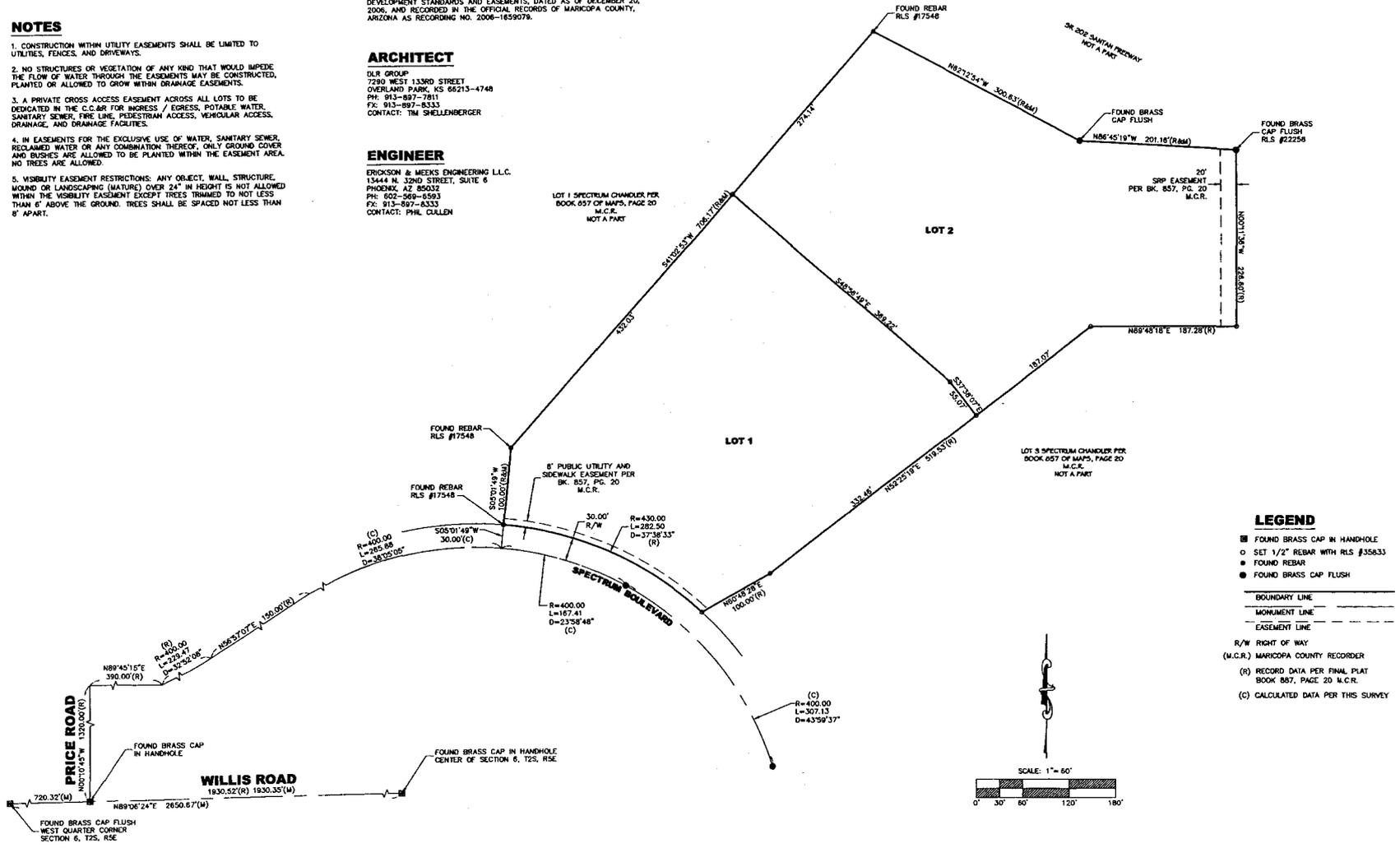
THE BENEFICIAL EASEMENTS AS SET FORTH IN RECORDING NO. 2006-1085128, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, DEVELOPMENT STANDARDS AND EASEMENTS, DATED AS OF DECEMBER 20, 2006, AND RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AS RECORDING NO. 2006-1859078.

ARCHITECT

DLR GROUP
7280 WEST 133RD STREET
OVERLAND PARK, KS 66213-4748
PH: 913-897-7811
FX: 913-897-8333
CONTACT: TIM SHELLENBERGER

ENGINEER

ERICKSON & MEERS ENGINEERING LLC.
15444 N. 32ND STREET, SUITE 6
PHOENIX, AZ 85032
PH: 602-969-1503
FX: 913-897-8333
CONTACT: PHIL CULLEN



LEGEND

- FOUND BRASS CAP IN HANDHOLE
- SET 1/2" REBAR WITH RLS #35833
- FOUND REBAR
- FOUND BRASS CAP FLUSH
- BOUNDARY LINE
- - - EASEMENT LINE
- R/W RIGHT OF WAY
- (M.C.R.) MARICOPA COUNTY RECORDER
- (R) RECORD DATA PER FINAL PLAT BOOK 857, PAGE 20 M.C.R.
- (C) CALCULATED DATA PER THIS SURVEY

16414 NORTH 91ST ST., STE 102
SCOTTSDALE, ARIZONA 85260
PHONE (480) 932-0780
FAX (480) 932-0781

SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

FINAL PLAT
REPLAT OF SPECTRUM CHANDLER LOT 2
CHANDLER, ARIZONA

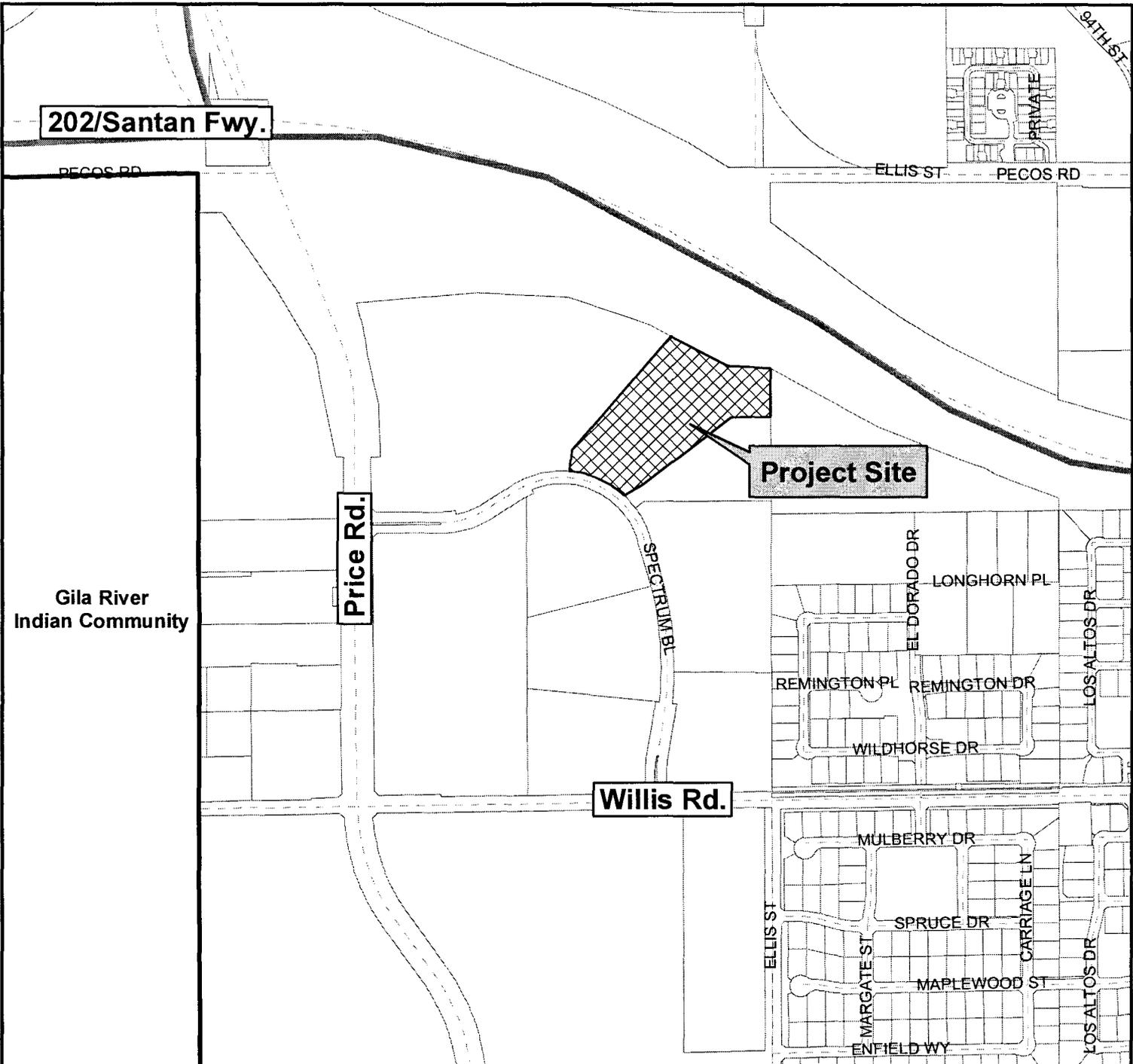


Estimate 3/11/16

REVISIONS:

DRAWING NAME: 7081.FP02
JOB NO. 7081
DRAWN: JAW
CHECKED: RMH
DATE: 02-14-08
SCALE: 1"=60'
SHEET: 2 OF 2

C.O.C. LOG NUMBER: FPT 08-0007



Project Site

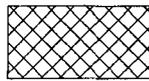
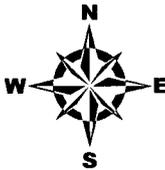
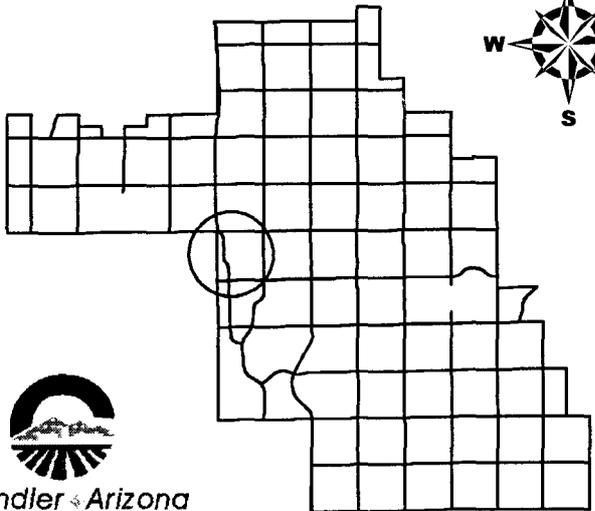
Gila River
Indian Community

Willis Rd.

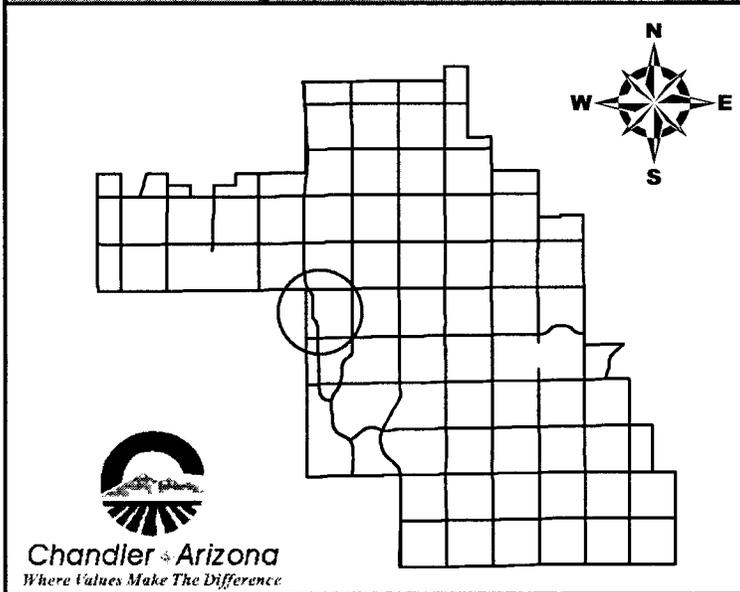
Price Rd.

202/Santan Fwy.

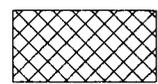
Vicinity Map



Replat of Spectrum
Chandler Lot 2



Vicinity Map



Replat of Spectrum
Chandler Lot 2