



City of Litchfield Park

General Plan Amendment Application

FOR STAFF USE ONLY:

TYPE OF AMENDMENT

Text Amendment
 Map Amendment

Major Amendment
 Minor Amendment

Specific Plan-Amendment
 Specific Plan-Adoption

PROPERTY INFORMATION

Property Location/Address: NWC Wigwam Blvd. & Litchfield Road

Development/Project Name: Wigwam Property Parcel B

Parcel Size (Gross Acreage/Sq. Ft.): 19.8

Existing Land Use: Commercial Proposed Land Use: Commercial and High Density Residential

PROPERTY OWNER:

Owner of Record: (Print): Wigwam Town Parcels LLC

Address: 2400 E. AZ Biltmore Circle, Bldg. 2, Ste. 1270

City: Phoenix State: AZ Zip Code: 85016

Phone Number: (602) 224-2347 Email Address: to@jdmaz.com

OTHER PARTIES OF INTEREST:

Name (Print): Paul E. Gilbert

Address: 701 N. 44th Street, Phoenix, AZ 85008

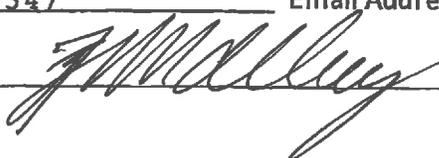
Phone: (480) 429-3002 Email Address: pgilbert@beusgilbert.com

APPLICANT INFORMATION:

Name (Print): Tom O'Malley

Address: 2400 E. AZ Biltmore Circle, Bldg. 2, Ste. 1270
Phoenix, AZ 85016

Phone: (602) 224-2347 Email Address: to@jdmaz.com

Applicant Signature: 

OWNERSHIP VERIFICATION

General Location of the property:

NWC Litchfield Road and Wigwam Blvd.

Legal Description of Property:

see attached

Map: Attach map/survey to accurately depict the configuration and dimensions of the parcel(s)

Title Provide Title proving ownership of property.

Tax Parcel Number: 501 - 68 - 764A

Property Information: The property contains 19.8 gross acres (includes right-of-way to the centerline of adjacent street or alley) and 15 net acres (excludes the referenced right-of-way).

Property Ownership: Subject Property is owned by:

<p>Name Wigwam Town Parcels LLC</p> <hr/> <p>Address 2400 E. AZ Biltmore Circle Bldg. 2, Ste. 1270</p> <hr/> <p>Phoenix, AZ 85016</p> <p>Phone Number(s) <u>602-224-2347</u></p>	<p>Name</p> <hr/> <p>Address</p> <hr/> <p>Phone Number(s)</p> <hr/>
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AUTHORIZATION TO FILE APPLICATION

I hereby swear that I am either the owner of record or am duly authorized by the owner of record to file an application for a General Plan Amendment for the subject property, and I hereby swear that all information submitted as part of this application is, to the best of my knowledge, correct and complete.


 Applicant's Signature

2/27/14
 Date

Note: If the applicant is not the owner of record, written authorization from the owner must be attached.

**LEGAL DESCRIPTION
WIGWAM PARCEL B
MIXED USE (MU)**



DATE 2-19-14
JOB NO.2013-201
PAGE 1 of 2

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 21, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 21 BEARS NORTH 89 DEGREES 41 MINUTES 12 SECONDS WEST, A DISTANCE OF 2618.91 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 43 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 21, A DISTANCE OF 388.47 FEET;

THENCE NORTH 00 DEGREES 19 MINUTES 17 SECONDS EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WIGWAM BOULEVARD AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 00 DEGREES 19 MINUTES 17 SECONDS EAST, LEAVING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 734.69 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF VILLAGE PARKWAY;

THENCE SOUTH 89 DEGREES 40 MINUTES 40 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 16.77 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 125.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44 DEGREES 24 MINUTES 55 SECONDS, A DISTANCE OF 96.90 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44 DEGREES 24 MINUTES 55 SECONDS, A DISTANCE OF 93.02 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 40 SECONDS EAST, A DISTANCE OF 623.60 FEET;

THENCE SOUTH 44 DEGREES 42 MINUTES 37 SECONDS EAST, LEAVING SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 29.72 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LITCHFIELD ROAD;

THENCE SOUTH 00 DEGREES 15 MINUTES 27 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 512.65 FEET;

THENCE SOUTH 11 DEGREES 34 MINUTES 02 SECONDS WEST, A DISTANCE OF 101.98 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 27 SECONDS WEST, A DISTANCE OF 106.01 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID WIGWAM BOULEVARD;

THENCE NORTH 89 DEGREES 40 MINUTES 43 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 74 DEGREES 33 MINUTES 42 SECONDS WEST, A DISTANCE OF 176.50 FEET;

THENCE SOUTH 85 DEGREES 50 MINUTES 13 SECONDS WEST, A DISTANCE OF 90.28 FEET;

THENCE SOUTH 00 DEGREES 19 MINUTES 17 SECONDS WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 89 DEGREES 40 MINUTES 43 SECONDS WEST, A DISTANCE OF 523.79 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 648,529 SQUARE FEET OR 14.888 ACRES



- L1 S89°40'43"E 388.47'
- L2 N0°19'17"E 60.00'
- L3 S44°42'37"E 29.72'
- L4 S11°34'02"W 101.98'
- L5 S0°15'27"W 106.01'
- L6 N89°40'43"W 30.00'
- L7 S74°33'42"W 176.50'
- L8 S85°50'13"W 90.28'
- L9 S0°19'17"W 10.00'
- L10 N89°40'43"W 523.79'

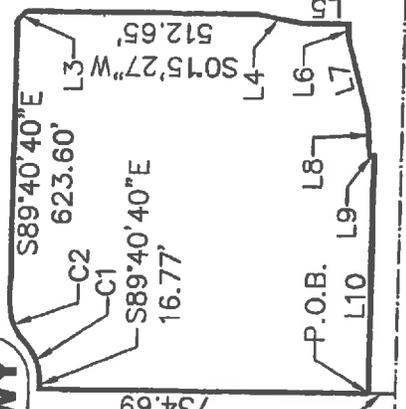
C1
L=96.90'
R=125.00'
T=51.03'
D=44°24'55"

C2
L=93.02'
R=120.00'
T=48.99'
D=44°24'55"



VILLAGE PKWY

LITCHFIELD RD



SW COR
SEC 21
T2N, R1W

P.O.C.
S. 1/4 COR
SEC 21
T2N, R1W

WIGWAM BLVD N89°41'12"W 2618.91'

N.T.S.!



**SURVEY INNOVATION
GROUP, INC**

**WIGWAM PARCEL B
MIXED USE (MU)
LITCHFIELD PARK, ARIZONA**

Ph (480) 922 0780	Land Surveying Services Fx (480) 922 0781	JOB# 13-201	DWG: 13-201 PARCEL B	DATE: 2-19-14
7301 EAST EVANS ROAD, SCOTTSDALE, AZ 85260		SCALE: NTS	DRAWN: JAS	CHECK: RMH
				SHEET: 1 OF 1

