



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: 451 N. Litchfield Rd., Litchfield Park, AZ 85340

Development/Project Name: Wigwam Property

Parcel Size (Gross Acreage/Sq. Ft.): 24.7 acres

Existing Land Use: Golf Course Proposed Land Use: Resort

PROPERTY OWNER:

Owner of Record: (Print): Wigwam Joint Venture LP, an Arizona limited partnership

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 St., Phoenix, AZ 85008

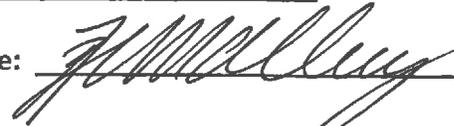
Phone: (480) 429-3002 Email Address: pgilbert@beusgilbert.com

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:

South and East of the SEC N. Old Litchfield Road and Bird Lane

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 - 64 - 402C

Property Information: The property contains 24.7 gross acres (includes right-of-way to the centerline of adjacent street or alley) and 24.7 net acres (excludes the referenced right-of-way).

Property Ownership: Subject Property is owned by:

Name	Name
<u>Wigwam Joint Venture LP</u>	_____
<u>Address</u> <u>2400 N. AZ Biltmore Circle</u> <u>Bldg. 2, Ste. 1270</u>	<u>Address</u> _____
<u>Phoenix, AZ 85016</u>	
<u>Phone Number(s)</u>	<u>Phone Number(s)</u>
<u>602-224-2347</u>	_____

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 C
RESORT UNITS**



DATE 2-19-14
JOB NO.2013-201
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A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 22, 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 WEST QUARTER CORNER OF SAID SECTION 22, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 22 BEARS NORTH 00 DEGREES 00 MINUTES 08 SECONDS EAST, A DISTANCE OF 2710.23 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 13 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 1207.19 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 47 SECONDS EAST, LEAVING SAID WEST SECTION LINE, A DISTANCE OF 355.08 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 00 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 256.83 FEET;

THENCE NORTH 81 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 210.24 FEET;

THENCE NORTH 29 DEGREES 54 MINUTES 07 SECONDS EAST, A DISTANCE OF 732.04 FEET;

THENCE NORTH 88 DEGREES 35 MINUTES 11 SECONDS WEST, A DISTANCE OF 84.81 FEET;

THENCE NORTH 01 DEGREES 24 MINUTES 49 SECONDS EAST, A DISTANCE OF 334.08 FEET;

THENCE NORTH 08 DEGREES 26 MINUTES 58 SECONDS WEST, A DISTANCE OF 467.19 FEET;

THENCE SOUTH 86 DEGREES 54 MINUTES 56 SECONDS EAST, A DISTANCE OF 1,101.05 FEET;

THENCE NORTH 82 DEGREES 16 MINUTES 53 SECONDS EAST, A DISTANCE OF 511.17 FEET;

THENCE SOUTH 35 DEGREES 11 MINUTES 28 SECONDS EAST, A DISTANCE OF 196.60 FEET;

THENCE SOUTH 52 DEGREES 43 MINUTES 12 SECONDS WEST, A DISTANCE OF 418.82 FEET;

THENCE SOUTH 68 DEGREES 42 MINUTES 31 SECONDS WEST, A DISTANCE OF 1,231.27 FEET;

THENCE SOUTH 29 DEGREES 54 MINUTES 07 SECONDS WEST, A DISTANCE OF 700.50 FEET;

THENCE SOUTH 17 DEGREES 29 MINUTES 13 SECONDS WEST, A DISTANCE OF 172.24 FEET;

THENCE SOUTH 14 DEGREES 38 MINUTES 48 SECONDS EAST, A DISTANCE OF 103.13 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 33 SECONDS WEST, A DISTANCE OF 291.36 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 1,072,342 SQUARE FEET OR 24.618 ACRES



