City of Litchfield Park

General Plan Amendment Application

[redacted]

TYPE OF AMENDMENT		
☐Text Amendment ☐Map Amendment	☒Major Amendment ☐Minor Amendment	☐Specific Plan-Amendment ☐Specific Plan-Adoption

PROPERTY INFORMATION

Property Location/Address: SEC CAMELBACK & DYSART

Development/Project Name: Wigwam Creek South

Parcel Size (Gross Acreage/Sq. Ft.): 207+/- ACRES

Existing Land Use: CS Proposed Land Use: COMMERCIAL - PLEX

PROPERTY OWNER:

Owner of Record: (Print): SOUTHWEST NEXT SEC CAMELBACK AND DYSART, LLC

Address: 11811 NORTH TATUM BLVD, SUITE 1051

City: PHOENIX State: AZ Zip Code: 85028

Phone Number: (602) 953-8725 Email Address: —

OTHER PARTIES OF INTEREST:

Name (Print): LAW OFFICE OF DAVID CISIOWSKI, PLLC

Address: 11811 NORTH TATUM SUITE 1051 PHOENIX AZ 85028

Phone: (602) 953-8725 Email Address: DAVE@DCLAWAZ.COM

APPLICANT INFORMATION:

Name (Print): SOUTHWEST NEXT SEC CAMELBACK AND DYSART, LLC

Address: 11811 NORTH TATUM SUITE 1051 PHOENIX AZ 85028

Phone: (602) 953-8725 Email Address: —

Applicant Signature:

OWNERSHIP VERIFICATION

General Location of the property:

SEC CAMELBACK & DYSART

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: 508 - 07 - 020 (508 07 032)

Property Information: The property contains 20 gross acres (includes right-of-way to the centerline of adjacent street or alley) and _____ net acres (excludes the referenced right-of-way).

Property Ownership: Subject Property is owned by:

Name SOUTHWEST NEXT SEC CAMELBACK AND DYSART, LLC	Name
Address 11811 NORTH TATUM, SUITE 1051 PHOENIX AZ 85028	Address
Phone Number(s) 602-953-8725	Phone Number(s)

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

Date 9/12/16

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

SEC Camelback & Dysart
Litchfield Park, Arizona

Legal Description of Property

PARCEL A AND PARCEL 2A, WIGWAM CREEK SOUTH (AMENDED), ACCORDING TO BOOK 570 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA

EXCEPT ALL ORES AND MINERALS, AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN DEED RECORDED IN DOCKET 5783, PAGE 229, RECORDS OF MARICOPA COUNTY, ARIZONA

Proposed Development.

The Applicant is proposing to develop the Property with a minimum of 5 commercial parcels fronting along Dysart Road and Camelback Road and pursue the development of the balance of the tract for uses allowed under the "Commercial-Flex" land use designation, pursuant to the terms of the Amended Development Agreement.

The initial phase of the development will include the development of a free standing emergency room medical facility at the intersection corner, which facility is being developed by Dignity Health. The proposed medical facility will operate 24-hours per day and provide needed medical services to the area residents. The first phase improvements will include an approximately 8,500 s.f. building and associated site improvements for the medical facility and other road and perimeter improvements to the larger Property, as provided for in the Amended Development Agreement.

PROPERTY OWNER AUTHORIZATION

I hereby authorize the Law Office of David Cisiewski, PLLC to apply for and file with the City of Litchfield Park applications for land use and development approvals, including but not limited to, development plan submittals, General Plan Amendments, zoning, variances, use permits, design review approvals and other approvals and permits for real property located at the southeast corner of Camelback Road & Dysart Road, Litchfield Park, Arizona, commonly known as Parcels 508-07-032 and 508-07-020

OWNER:

SOUTHWEST NEXT SEC CAMELBACK
AND DYSART, LLC,
an Arizona limited liability company

By: Southwest Next Land Fund I, LLC,
an Arizona limited liability company,
its sole Member

By: Southwest Next Capital Management, Ltd,
an Arizona corporation, Manager

Paul Johnson

By: _____
Paul E. Johnson, President
Date: 09/13/2016

PROJECT NARRATIVE
Wigwam Creek South

Development Team.

Owner/Developer/Applicant:

Southwest Next SEC Camelback and Dysart, LLC
11811 North Tatum Blvd
Suite 1051
Phoenix, Arizona 85028
Attn: Paul Johnson
602-953-8720

Representative:

Law Office of David Cisiewski, PLLC
11811 North Tatum Blvd
Suite 1051
Phoenix, Arizona 85028
Attn: David Cisiewski
602-953-8729

Planning:

Gilmore Planning & Landscape Architecture
2211 North 7th street
Phoenix, Arizona 85006
Attn: Jack Gilmore
602-266-5622

Property. Parcels 508-07-032 and 508-07-020 comprising an approximately 20 acre tract

Land Use Requests.

In order to provide for the development of an approximately 20 acre vacant parcel at the southeast corner of Dysart Road and Camelback Road, the Applicant is submitting, in cooperation with City Planning, the following land use applications:

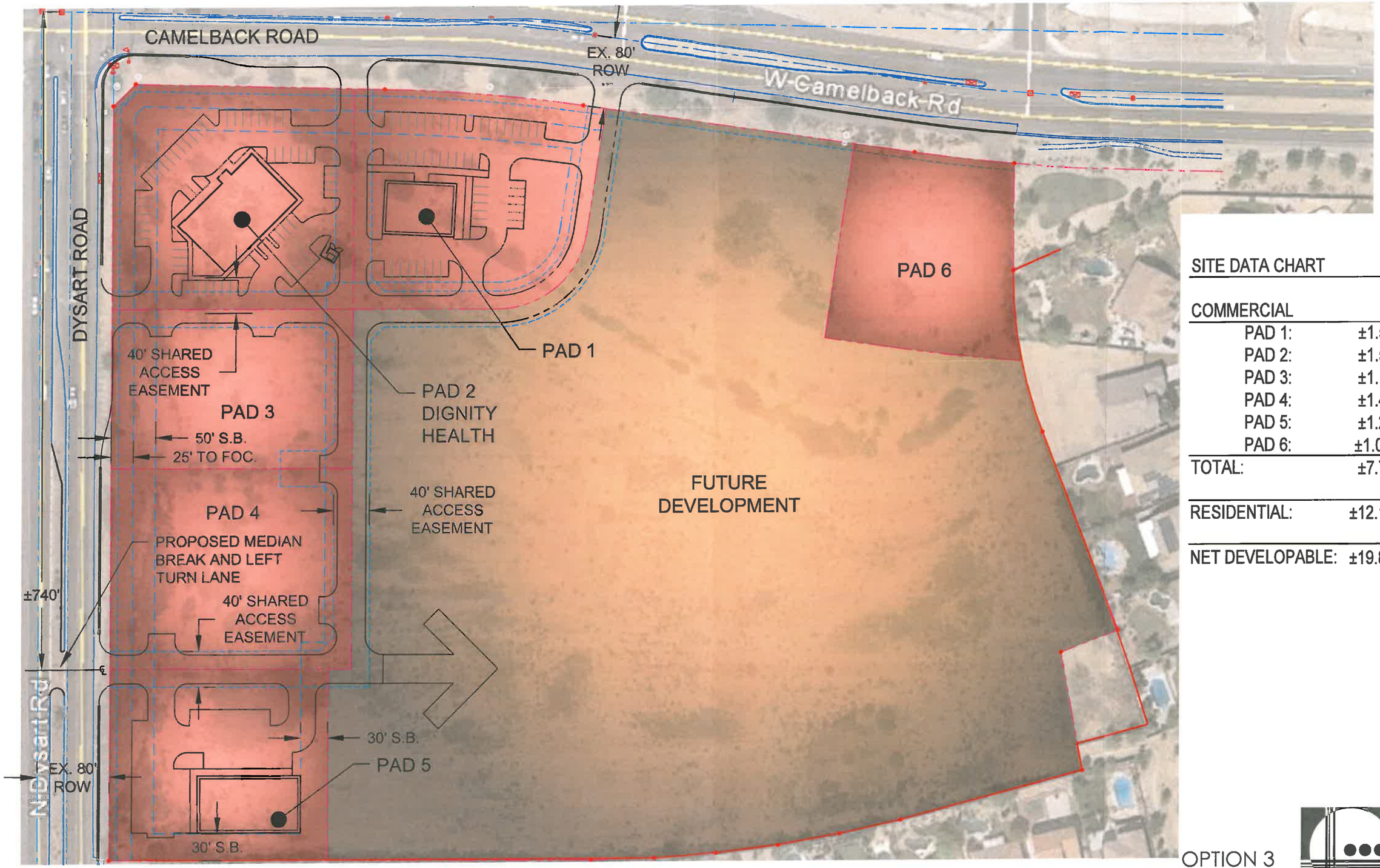
1. Major General Plan Amendment for the Property.
2. A text amendment, as part of the Major General Plan Amendment, to amend the General Plan Land Use section by adding a new "Commercial-Flex" land use designation and map amendment for the Property.
3. A Rezoning Application to rezone the Property to the new "Commercial-Flex" land use designation.
4. Amendment to a previously approved Development Agreement for the Property.

SEC Camelback & Dysart

9/13/2016 7:33:35 AM

SEC Camelback & Dysart

9/13/2016 7:34:49 AM



SITE DATA CHART

COMMERCIAL	
PAD 1:	±1.5 AC
PAD 2:	±1.5 AC
PAD 3:	±1.1 AC
PAD 4:	±1.4 AC
PAD 5:	±1.2 AC
PAD 6:	±1.0 AC.
TOTAL:	±7.7 AC
RESIDENTIAL:	±12.1 AC
NET DEVELOPABLE:	±19.8 AC

SEC OF DYSART AND CAMELBACK ROADS

LITCHFIELD PARK, AZ

OPTION 3

CONCEPTUAL SITE PLAN

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF GILMORE PLANNING & LANDSCAPE ARCHITECTURE. THIS DRAWING MAY NOT BE REPRODUCED OR ANY REPRODUCTION HEREOF USED WITHOUT THEIR WRITTEN PERMISSION. © COPYRIGHT 2016

DATE: 9.13.16 GPLA JOB# 00000 SCALE: 1" = 100'

0' 50' 100' 200'

NORTH

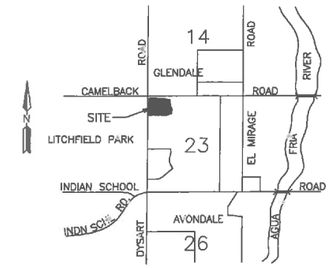
GILMORE
PLANNING & LANDSCAPE ARCHITECTURE
2211 N. 7th Street T 602.266.5620
Phoenix, Az 85006 www.gilgilmore.com

ALTA/ACSM LAND TITLE SURVEY

OF

PARCEL A AND 2A, WIGWAM CREEK SOUTH (AMENDED), BOOK 570 OF MAPS, PAGE 10, M.C.R.

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

SCHEDULE "B" – EXCEPTIONS

(6) EASEMENT FOR ELECTRIC LINES GRANTED TO ARIZONA PUBLIC SERVICE COMPANY	DOCUMENT NO. 850580160
(8) TERMS AND CONDITIONS CONTAINED IN WATER FACILITIES EASEMENT, OPERATION AND MAINTENANCE AGREEMENT	DOCUMENT NO. 900148612
(9) ALL MATTERS SHOWN ON PLAT	BOOK 563 OF MAPS, PAGE 18
(10) ALL MATTERS SHOWN ON PLAT	BOOK 570 OF MAPS, PAGE 10

SCHEDULE "B" – ITEMS NOT SHOWN

(ALL ITEMS LISTED AFFECT UNLESS OTHERWISE NOTED)

(5) WARRANTY DEED AND RIGHTS CONTAINED THEREIN	DOCKET 5783, PAGE 229
(7) RESTRICTIONS, CONDITIONS AND COVENANTS	DOCUMENT NO. 890046152
(11) RESTRICTIONS, CONDITIONS AND COVENANTS, LIABILITIES, OBLIGATIONS AND EASEMENTS	DOCUMENT NO. 20010861224
(12) TERMS AND CONDITIONS ESTABLISHING A LIGHT IMPROVEMENT DISTRICT	DOCUMENT NO. 20020406861

LEGAL DESCRIPTION

PARCEL A AND PARCEL 2A, WIGWAM CREEK SOUTH (AMENDED), ACCORDING TO BOOK 570 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT ALL ORES AND MINERALS AND ALL OIL, GAS OR OTHER HYDROCARBON SUBSTANCES AS RESERVED IN DEED RECORDED IN DOCKET 5783, PAGE 229, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

BENCHMARK IS MARICOPA COUNTY BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 2 NORTH RANGE 1 WEST.
NAVD 88 DATUM.
ELEVATION=1045.50 FEET

SITE BENCHMARK:
CHISELED "+" ON TOP OF CONCRETE IRRIGATION STANDPIPE AT THE NORTH WEST CORNER OF THE SITE.
ELEVATION=1048.19 FEET

BASIS OF BEARING

BASIS OF BEARING IS N00°11'37"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, ACCORDING TO THE MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BOOK 688 OF MAPS, PAGE 40, M.C.R.

FLOOD INFORMATION

ALL AREAS OF SUBJECT PARCELS LIE IN ZONE "X" AND HAS BEEN DETERMINED TO BE AREAS OF 500–YEAR FLOOD; AREAS OF 100–YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100–YEAR FLOOD, ACCORDING TO CURRENT FLOOD INSURANCE RATE MAP NUMBER 04013C1615–J, ENCOMPASSING COMMUNITY NUMBER 040037, PANEL 1615 OF 4350, DATED JULY 19, 2001.

ZONING

ZONING IS "NC" (NEIGHBORHOOD COMMERCIAL) PER CITY OF LITCHFIELD PARK ZONING ORDINANCE.

HEIGHT REGULATIONS: NOT TO EXCEED 30 FEET OR TWO STORIES

YARD REGULATIONS: FRONT YARD: MINIMUM FIFTY FEET
SIDE YARD: MINIMUM THIRTY FEET ON STREET SIDEYARD
REAR YARD: NONE REQUIRED EXCEPT WHERE LOT ABUTS RESIDENTIAL–MINIMUM 50 FEET, OTHER REARYARD PROVIDED NO LESS THAN 30 FEET

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE TITLE COMMITMENT PREPARED BY SECURITY TITLE AGENCY ORDER NO. 720504988/PL/SLW, DATED AUGUST 22, 2005.

CMX LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY SECURITY TITLE AGENCY AS LISTED HEREON. CMX LLC AND KENT C. OTHBERG, RLS MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

NOTES

1. AREA OF PARCEL A IS 304,048 SQ. FT OR 6.9800 ACRES
   AREA OF PARCEL 2A IS 558,774 SQ. FT OR 12.8277 ACRES
2. THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.
3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
4. THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.
5. NO VISIBLE EVIDENCE OF WASTE DUMP OR LANDFILL WAS NOTED ON THE SITE.

SURVEYOR'S CERTIFICATION:

TO:
1. ROSE PROPERTIES SOUTHWEST, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
2. SUNCOR DEVELOPMENT COMPANY, AN ARIZONA CORPORATION
3. SECURITY TITLE AGENCY
4. FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999 AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 10, 11(a), 13, 14, 15 (THIS SURVEYOR HAS NOT BEEN PROVIDED ANY INFORMATION REGARDING PROPOSED STREET RIGHT–OF–WAY LINE CHANGES. NO INQUIRY HAS BEEN MADE CONCERNING PROPOSED RIGHT–OF–WAY CHANGES) AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

KENT C. OTHBERG
RLS# 35325
CMX, L.L.C.
7740 NORTH 16TH STREET, SUITE 100
PHOENIX, ARIZONA 85020
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CMX
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • CONSTRUCTION MANAGERS

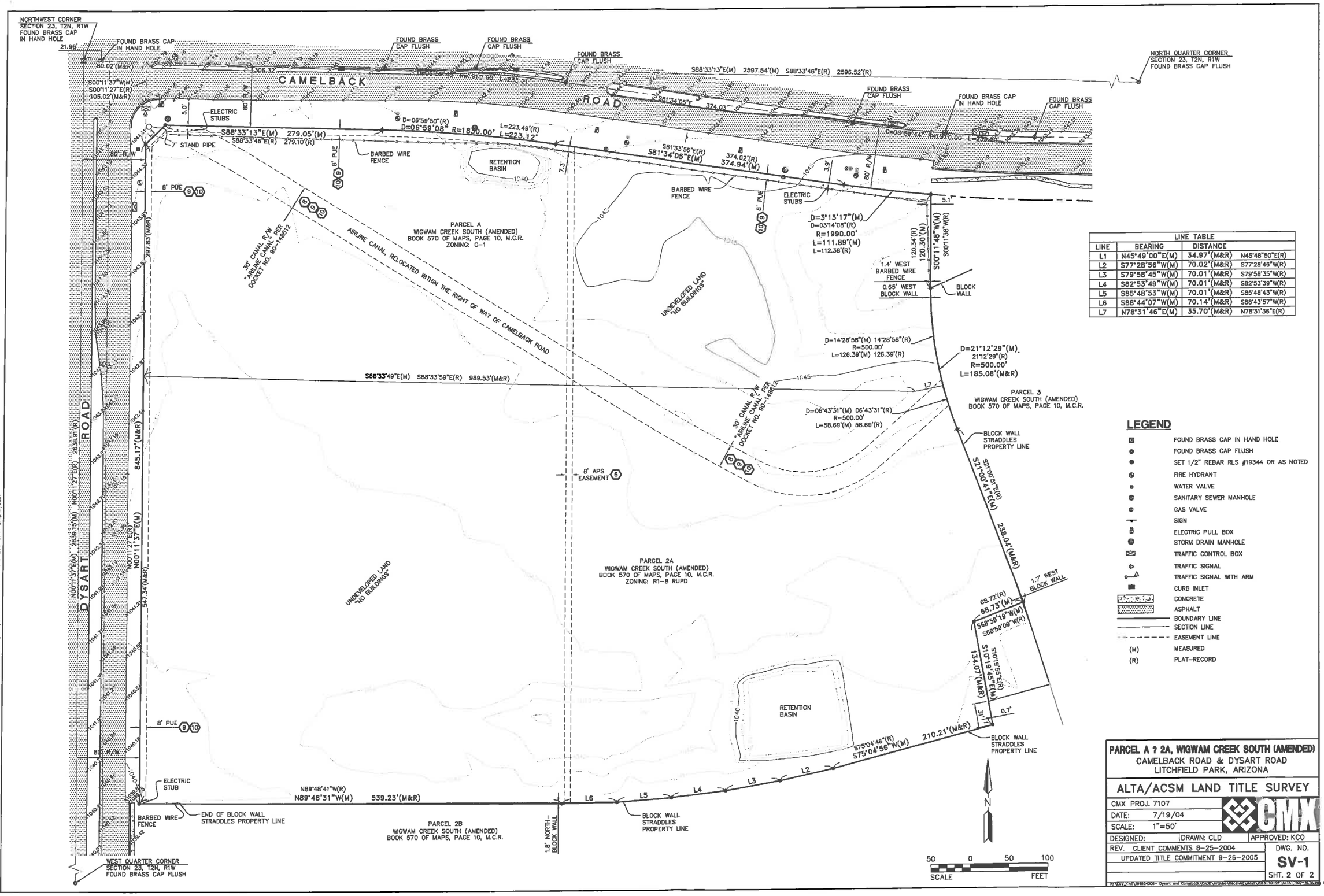
PARCEL A & 2A, WIGWAM CREEK SOUTH (AMENDED)
CAMELBACK ROAD & DYSART ROAD
LITCHFIELD PARK, ARIZONA

ALTA/ACSM LAND TITLE SURVEY

CMX PROJ: 7107	DATE: 7/19/04	SCALE: NONE
DESIGNED:	DRAWN: CLD	APPROVED: KCO
REV. CLIENT COMMENTS 8-25-2004		
UPDATED TITLE COMMITMENT 9-26-2005		

DWG. NO. SV–1

SHT. 1 OF 2



LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N45°49'00"E(M)	34.97'(M&R)	N45°48'50"E(R)
L2	S77°28'56"W(M)	70.02'(M&R)	S77°28'46"W(R)
L3	S79°58'45"W(M)	70.01'(M&R)	S79°58'35"W(R)
L4	S82°53'49"W(M)	70.01'(M&R)	S82°53'39"W(R)
L5	S85°48'53"W(M)	70.01'(M&R)	S85°48'43"W(R)
L6	S88°44'07"W(M)	70.14'(M&R)	S88°43'57"W(R)
L7	N78°31'46"E(M)	35.70'(M&R)	N78°31'36"E(R)

LEGEND

- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR RLS #19344 OR AS NOTED
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- GAS VALVE
- SIGN
- ELECTRIC PULL BOX
- STORM DRAIN MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL WITH ARM
- CURB INLET
- CONCRETE
- ASPHALT
- BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- (M) MEASURED
- (R) PLAT-RECORD

PARCEL A ? 2A, WIGWAM CREEK SOUTH (AMENDED)
CAMELBACK ROAD & DYSART ROAD
LITCHFIELD PARK, ARIZONA

ALTA/ACSM LAND TITLE SURVEY

CMX PROJ. 7107
DATE: 7/19/04
SCALE: 1"=50'
DESIGNED: DRAWN: CLD APPROVED: KCO
REV. CLIENT COMMENTS 8-25-2004
UPDATED TITLE COMMITMENT 9-26-2005
DWG. NO. SV-1
SHT. 2 OF 2

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