

Rudy Esquivias

From: Rudy Esquivias
Sent: Thursday, August 10, 2017 5:24 PM
To: Lauren Proper (lauren.proper@huellmantel.com)
Cc: Larry Kirch; Joel Stern
Subject: Boardwalk Estates rezoning
Attachments: Recommended Conditions of Approval for PZ-3-16.pdf

Hi Lauren:

Attached are the conditions which we will recommend to our P&Z Commission, for your review.

Please note that the Commissioners also raised a few questions at their meeting on August 8, including:

- 1) Are the owners going to make people move, such as the ones who do not desire or can't afford to purchase their lots?
- 2) What percentage of renters are winter visitors versus permanent residents?
- 3) What percentage of people own their own mobiles homes in the park? Are the rest renting mobile homes from the owners?
- 4) Did the owners inform all of their residents about these proposed changes for the park (rezoning and plat)?
- 5) Why do they need a 30-foot building height?
- 6) Will stick-built homes be built on any of these lots?

Please provide answers to the Commissioners' questions. An e-mail response is fine, preferably no later than next Wednesday, so I can include it in the updated staff report. Let me now if you want to meet next Tuesday or Wednesday (I think you said you were busy on Monday). Thanks.

Rudy



EXHIBIT A: Planning and Zoning Application Form

Office Use Only: Filing Date 11/7/16
Staff RE
Fees Received \$4825.00
Case PLN 2016-00057
P2-1346

TYPE OF APPLICATION

<input type="checkbox"/> Annexation	<input type="checkbox"/> Abandonment (Plat/Easement/ROW)	<input type="checkbox"/> Board of Adjustment
<input type="checkbox"/> Cargo Container Permit	<input type="checkbox"/> Certificate of Legal Nonconformity	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Development Plan Review	<input type="checkbox"/> General Plan Amendment
<input type="checkbox"/> Lot Splits, Joins & Adjustments	<input type="checkbox"/> Ordinance Text Amendment	<input checked="" type="checkbox"/> Planned Development Rezoning
<input checked="" type="checkbox"/> Preliminary/Final Plat	<input type="checkbox"/> Preliminary Development Review	<input type="checkbox"/> Sign Permit
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Temporary Use Permits	<input checked="" type="checkbox"/> Zoning Map Amendment
<input type="checkbox"/> Other _____		

SITE INFORMATION

SITE ADDRESS/LOCATION 2200 N. Delaware Drive ASSESSORS PARCEL NUMBER 100-33-016A
GROSS AREA: 19.99 acres NET AREA 17.091 acres EXISTING ZONING MHP

BRIEF DESCRIPTION OF THE PROPOSED REQUEST:

Silver King Companies owns and operates the manufactured home park located on this site and desires to plat the parcel in accordance with existing lots so that occupants may purchase the land upon which their houses are located. This request requires a Zoning Map Amendment and Planned Development Rezoning.

APPLICANT INFORMATION

Property Owner(s) MHP #7 LLC c/o Keith vanderHout, President
Address 10679 N. Frank Lloyd Wright Boulevard, Suite #103, Scottsdale, AZ 85259
Phone Number (480) 767-3541 Fax Number _____ Email vanderman@silverkingco.com

Applicant Contact Person/Project Manager Charles Huellmantel/Huellmantel & Affiliates
Address P.O. Box 1833, Tempe, AZ 85280-1833
Phone Number (480) 921-2800 Fax Number (480) 323-2175 Email charles@huellmantel.com

Architect/Engineer G. Bryan Goetzenberger - Alliance Land Surveying, LLC
Address 7900 N. 70th Avenue, Suite #104, Glendale, Arizona 85303
Phone Number (623) 972-2200 Fax Number (623) 972-1616 Email Bryan@AZALS.com

OWNERS SIGNATURE:

DATE: Feb 23, 2015

EXHIBIT B
PROPERTY OWNER CERTIFICATION FORM

I/We certify that:

I/We are the owner(s) of the property described in this application for rezoning and have submitted copies of deeds or title reports as proof of ownership.

I/We have read the application instructions and have truthfully completed this application. I/We understand that the City has the option of either approval or denial of this request following conduct of a Public Hearing.

I/We, being the owner(s) of the property in this application, have appointed _____
Charles Huellmantel as my/our representative agent. I/We have authorized him/her to do whatever is necessary to have this request considered favorably by the City of Apache Junction and agree that all correspondence relation to this matter should be delivered to him/her.

PLEASE PRINT

Property Owner MHP #7 LLC c/o Keith vanderHout *CVL*

Address 10679 N. Frank Lloyd Wright Boulevard, Suite #103, Scottsdale, AZ 85259

Phone Number (480) 767-3541 Fax Number _____ Email vanderman@silverkingco.com

Property Owner _____

Address _____

Phone Number _____ Fax Number _____ Email _____

Property Owner _____

Address _____

Phone Number _____ Fax Number _____ Email _____

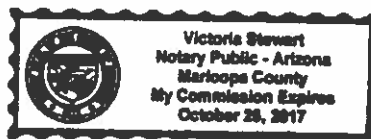
STATE OF ARIZONA)
)
COUNTY OF PINAL)

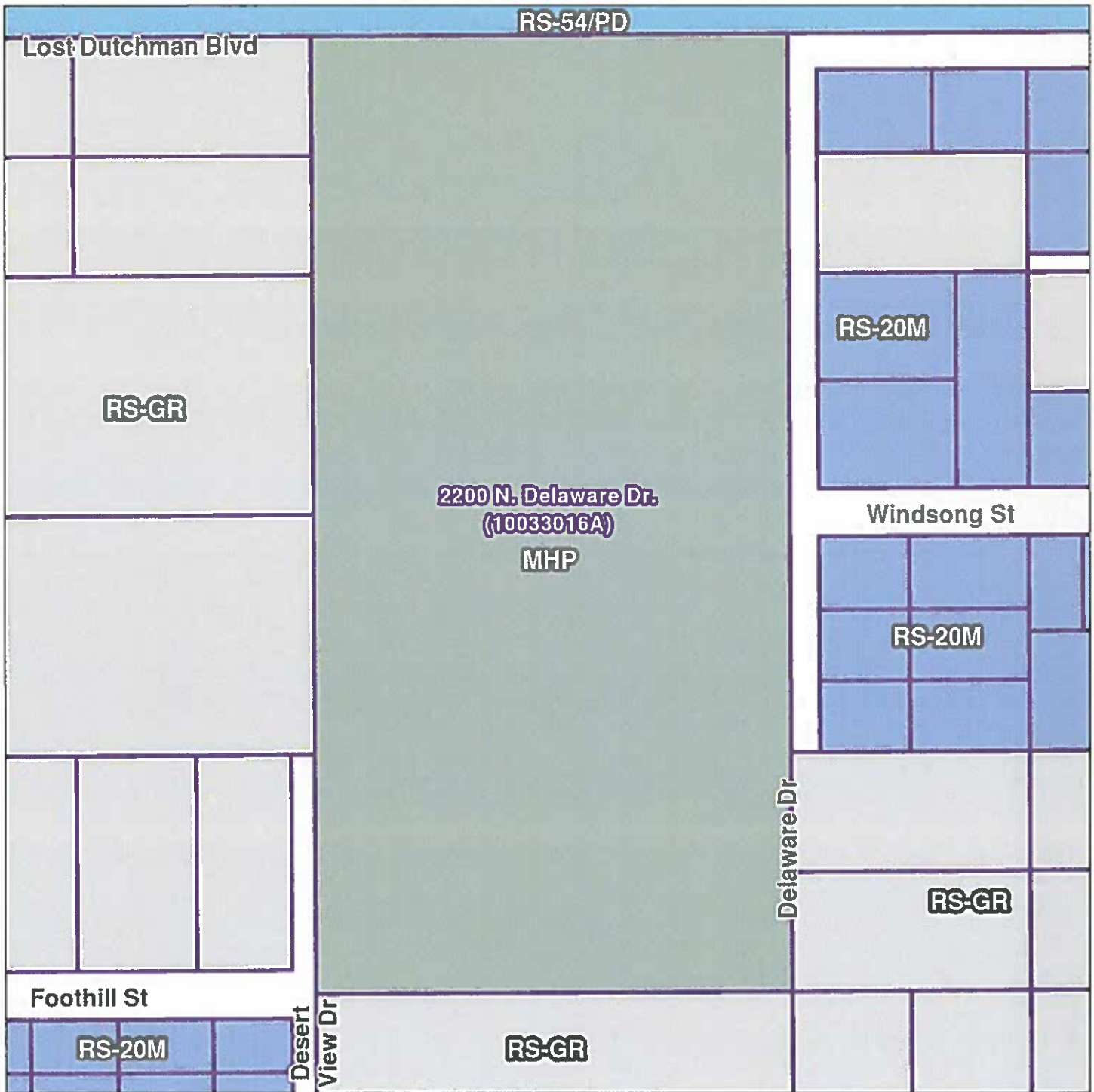
The foregoing instrument was acknowledged before
me this 23 day of February, 2015.

Victoria Stewart
Notary Public

My Commission Expires: 10/26/17

10-7-2014 version





City of Apache Junction Zoning Exhibit PZ-13-16

LEGEND

- Subject Site
- Parcel
- Zoning**
- MHP
- RS-54/PD
- RS-20M
- RS-GR

DISCLAIMER: This exhibit was produced without benefit of a field survey and is not intended to represent a survey document of any kind. Distances shown hereon are approximate. Parcel lines shown hereon are approximate and may not reflect the exact position or alignment of parcel lines, roadway center lines, or easement lines.





City of Apache Junction Aerial Exhibit PZ-13-16

LEGEND

- Subject Site
- Parcel

DISCLAIMER: This exhibit was produced without benefit of a field survey and is not intended to represent a survey document of any kind. Distances shown hereon are approximate. Parcel lines shown hereon are approximate and may not reflect the exact position or alignment of parcel lines, roadway center lines, or easement lines.



July 27, 2017

0 50 100 150 200 400 Feet



Created By Joseph Kliner



Google earth

feet
meters

2000
600



PZ-13-16/SD-1-16 AERIAL



NARRATIVE REPORT

PLANNED DEVELOPMENT REZONING AND FINAL PLAT

BOARDWALK ESTATES
2200 N. DELAWARE DRIVE
APACHE JUNCTION, AZ 85220

APN: 100-33-016A

APPLICANT:

HUELLMANTEL
A FFILIATES

Charles Huellmantel

P.O. Box 1833 – Tempe, Arizona 85280-1833 – (480) 921-2800 – charles@huellmantel.com

PROJECT BACKGROUND

Silver King Companies, Inc. owns and operates Boardwalk Estates mobile home park located at 2200 N. Delaware Drive in Apache Junction (APN: 100-33-016A) as indicated by the area highlighted in blue below:



Boardwalk Estates was constructed in 2000 and is located directly across the street from the Usury Mountains and approximately 5 miles from Lost Dutchman State Park. A variety of recreational opportunities are located nearby and attract many outdoor enthusiasts, making this area and these homes a desirable place to live. Silver King would like to give its Boardwalk Estates residents the opportunity to own the land upon which their manufactured homes sit.

Silver King is requesting approval of a final plat of the existing property to create individual lots from each of the existing plots. This would not require any new construction as each site is already served by a master water meter by AZ Water Company as well as separately by the utility companies that service the electricity for each lot. Residents are submetered for their water usage and billed monthly based on

their consumption. Roads are already in place throughout the manufactured housing park and residents' homes are located on each of the 115 spaces within the park. All our residents will be permitted to remain in their homes regardless of whether they purchase the land upon which their homes sit. This change simply allows homeownership opportunities for those residents who already live in Boardwalk Estates.

Boardwalk Estates is in the Manufactured Home Park (MHP) zoning district, which currently allows a density of 14 units/acre with a minimum lot size of 10 acres. The surrounding parcels are zoned RS-GR and RS-20M to the south, east and west of the property and RS-54/PD to the north. Many of the surrounding single-family detached residential homes are manufactured houses similar in design and configuration to those in Boardwalk Estates, as manufactured houses are permitted in both RS-GR and RS-20M zoning districts. The area to the north has very little development and consists mostly of the Usury Mountain Regional Park.

In order to allow for Boardwalk Estates to become a subdivision through processing of a final plat, Silver King is requesting a Planned Development zoning overlay. This would allow Silver King to offer for sale the same lots upon which residents' manufactured homes currently sit. We believe providing diversity of housing options – including more opportunities for homeownership in this area – creates a more robust community and a stronger sense of place for residents.

We have discussed off-site improvements with staff and have agreed to construct curb, gutter, sidewalk and install street lights as part of the off-site improvements. Our proposed off-site improvements are included with this submittal.

Silver King is requesting a rezoning of this site from MHP to RS-7M with a Planned Development (PD) Overlay to accommodate the existing development.

ZONING REQUESTS

Lot sizes and Density:

The current configuration of the manufactured home park includes 115 spaces on approximately 20 acres of land for a density of approximately 5.75 units per acre. The lot sizes on average fall between 4,000 square feet and 4,800 square feet with the smallest lot size measuring approximately 3,600 square feet and the largest measuring approximately 7,900 square feet.

The MHP zoning category allows for a maximum of 14 dwelling units/acre with a minimum lot size of 3,111 square feet. Silver King is requesting a Planned Development (PD) overlay to allow for a final subdivision plat. RS-7M zoning allows for 6.22 dwelling units/acre and requires a minimum lot size of 7,000 square feet.

Setbacks:

The MHP zoning district requires the following setbacks:

- Front = 8 feet
- Interior Side = 5 feet
- Street Side = 8 feet
- Rear = 10 feet

The RS-7M zoning district requires the following setbacks:

- Front = 20 feet
- Interior Side = 7 feet
- Street Side = 10 feet
- Rear = 20 feet

As part of the Planned Development overlay, Silver King is requesting that the allowed setbacks match the existing manufactured home park as built.

Lot Coverage:

The MHP zoning district does not identify lot coverage standards for manufactured homes; however, the RS-7M zoning district allows a maximum 50% lot coverage. Silver King requests that as part of the Planned Development overlay the existing lot coverage be allowed.

COMPARISON CHART

	Current Zoning	Proposed Zoning	Proposed Overlay
	MHP	RS-7M	RS-7M PD
Minimum Lot Area	3,111 sf.	7,000 sf.	3,500 sf.
Maximum Density	14 units/ac	6.22 units/ac	5.75 units/ac
Minimum Development Area	10 acres	N/A	N/A
Minimum Lot Width	50 ft./space	60 ft.	39 ft.
Minimum Front Setback	8 ft.	20 ft.	5 ft.
Minimum Interior Side Setback	5 ft.	7 ft.	5 ft.
Minimum Street Side Setback	8 ft.	10 ft.	5 ft.
Minimum Rear Setback	10 ft.	20 ft.	5 ft.
Maximum Lot Coverage	N/A	50%	50%
Maximum Height	15 ft.	30 ft.	30 ft.

It should be noted that we are requesting standards that allow the smallest lot with the largest home and smallest setbacks to conform to the minimum standards we are proposing.

However, many of the lots within the subdivision meet standards between those required for MHP zoning and RS-7M zoning. The typical lots within the interior of the subdivision have approximately 8-foot front setbacks, 15-foot interior side setbacks, 15-foot street side setbacks, 10-foot rear setbacks, lot width of approximately 60 feet for interior lots and 50 for lots along the eastern and western property lines, average 30% lot coverage, do not exceed one story (15 feet), and average approximately 4,600 square feet lot sizes.

PUBLIC PARTICIPATION PLAN

Huellmantel & Affiliates will host a neighborhood meeting at a location close to the project site no later than 15 days prior to the Planning Commission hearing. Once we receive our schedule of hearing dates, we will schedule the neighborhood meeting and send a neighborhood meeting letter via first class mail to all property owners within 300 feet of the subject site as well as any interested parties the City requires. A copy of the 300-foot notification list and one set of mailing labels are included with this submittal. The Development Services Department will also receive notice of the meeting via a first class letter mailed to Rudy Esquivias, Senior Planner. All neighborhood meeting letters will be sent not later than 10 days prior to the proposed neighborhood meeting date.

The site will be posted with a sign in accordance with the Zoning Ordinance. We have already spoken with Rudy Esquivias about the location of the sign and Dynamite Signs has been scheduled to blue stake the site in preparation for posting. Mr. Esquivias requested that the sign not be placed in a right of way along Lost Dutchman Boulevard or along Delaware Drive. As such, the sign may be posted on the exterior wall of the site if the sign company is able to do so.

Prior to holding a public neighborhood meeting, we will provide letters to residents of Boardwalk Estates explaining our request and scheduling a resident-only neighborhood meeting. This allows current residents to attend a meeting tailored to the specific questions they may have.

Huellmantel & Affiliates will prepare a follow up report after the neighborhood meeting and not less than 10 days prior to the Planning Commission hearing detailing any neighborhood contacts and feedback received regarding the proposed rezoning and plat. The report will include a copy of the neighborhood meeting letter, photographic evidence of the sign posting, a list of all people invited to the meeting via first class mail notice, an attendance sheet from the neighborhood meeting and a summary of the meeting including comments and concerns.

HUELLMANTEL
AFFILIATES

July 21, 2017

RECEIVED
JUL 24 2017
City of Apache Junction
DEVELOPMENT SERVICES
BUILDING DIVISION

Dear Neighbor:

The purpose of this letter is to inform you that we have filed an application with the City of Apache Junction for the property located at 2200 North Delaware Drive to allow the existing mobile home park to be considered a subdivision. There is no construction to the interior of the site associated with this request; however, we are requesting to rezone from Mobile Home Park (MHP) to RS-7M with a Planned Development overlay to accommodate the existing development.

As part of our request, we will conduct off-site improvements including adding sidewalks and streetlights along Delaware Drive and Lost Dutchman Boulevard. We have scheduled the following neighborhood meeting to discuss the case with anyone who may have questions regarding this proposal:

Date: Wednesday, August 2, 2017
Time: 5:30 p.m.
Location: Parks & Recreation Conference Center
1001 North Idaho Road
Apache Junction, AZ 85119

If you would like to discuss this project in greater detail, I can be reached at (480) 921-2800 or via e-mail at lauren.proper@huellmantel.com. Thank you.

1-5-2 RESIDENTIAL BULK REGULATIONS. Table 5-2 illustrates the bulk regulations for all residential zoning districts:

TABLE 5-2: RESIDENTIAL BULK REGULATIONS

USE TYPE	RS-GR	RS-54 & RS-54M	RS-20 & RS-20M	RS-10 & RS-10M	RS-7 & RS-7M	RS-5	RM-1	RM-2	RM-3	MHP	RV
Minimum Lot Area per Dwelling Unit ¹	1.25 acres	1.25 acres	20,000 sf.	10,000 sf.	7,000 sf.	5,000 sf.	3,350 sf.	1,980 sf.	1,089 sf.	3,111 sf.	2,178 sf.
Maximum Density (dwelling units per acre) ³	0.80 units/ac	0.80 units/ac	2.18 units/ac	4.36 units/ac	6.22 units/ac	8.71 units/ac	13 units/ac	22 units/ac	40 units/ac	14 units/ac	20 units/ac
Minimum Development Area	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	7,000 sf.	7,000 sf.	7,000 sf.	10 acres	10 acres
Minimum Lot Width ²	100 ft.	100 ft.	80 ft.	70 ft.	60 ft.	50 ft.	60 ft.	60 ft.	60 ft.	50 ft./space	30 ft./space
Minimum Front Setback (main structure)	40 ft.	30 ft.	25 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	8 ft.	3 ft.
Minimum Front Setback (accessory structure) ⁴	40 ft.	30 ft. ⁵	25 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	8 ft.	3 ft.
Minimum Interior Side Setback ⁵ (main structure)	20 ft.	10 ft.	10 ft.	10 ft.	7 ft.	7 ft.	10 ft.	10 ft.	10 ft.	5 ft.	3 ft.
Minimum Street Side Setback ⁵ (all structures)	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	8 ft.	3 ft.
Minimum Side Setback (accessory structure > 120 sf.) ⁴	5 ft.	10 ft. ⁹	10 ft.	10 ft.	5 ft.	5 ft.	10 ft.	10 ft.	10 ft.	5 ft.	3 ft.
Minimum Rear Setback (main structure)	40 ft.	30 ft.	20 ft.	20 ft.	20 ft.	15 ft.	20 ft.	20 ft.	20 ft.	10 ft.	5 ft.
Minimum Rear Setback (accessory structure > 120 sf.) ⁴	5 ft.	10 ft. ⁹	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	3 ft.
Max. Lot Coverage ⁶	30%	20%	30%	40%	50%	60%	50%	50%	70%	NA	NA
Maximum Size for Accessory Structure ⁷	No limit	2,000 sf. ⁷	See #7 below	See #7 below	See #7 below	See #7 below	See #7 below	See #7 below	See #7 below	See #7 below	See #7 below
Maximum Height for Main Structure	35 ft.	35 ft.	35 ft.	30 ft.	30 ft.	30 ft.	35 ft.	40 ft.	60 ft.	15 ft.	15 ft.
Maximum Height for Accessory Structure > 120 sf. ¹⁰	20 ft.	20 ft. ⁸	20 ft.	20 ft.	20 ft.	15 ft.	15 ft.	15 ft.	15 ft.	20 ft.	20 ft.
Accessory Structure ≤ 120 sf. ¹⁰	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below
Accessory Dwelling Units ¹¹	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below



LEGAL DESCRIPTION



NOTES

INDIVIDUALS WHOSE NAMES ARE LISTED IN THE FOLLOWING COLUMNS ARE CURRENTLY ON THE SPACE ROLLS OF THE FOLLOWING SPACE STATIONS:

STATION	NAME	STATUS
FRONT	8	
	9	
SIDE	10	
	11	
STREET	12	
	13	
CITY	14	
	15	

ALL INFORMATION IN THIS REPORT IS UNCLASSIFIED

ALL NAMES OF INDIVIDUALS WHOSE NAMES ARE LISTED IN THE FOLLOWING COLUMNS ARE CURRENTLY ON THE SPACE ROLLS OF THE FOLLOWING SPACE STATIONS:

RECEIVED
JUL 24 1984
NATIONAL CENTER
FOR EDUCATION

A LAYOUT PLAN FOR
BOARDWALK ESTATES MOBILE HOME PARK
APACHE JUNCTION, ARIZONA

[illegible]

BOARDWALK ESTATES MH PARK PLAN



FINAL PLAT FOR BOARDWALK ESTATES

A PORTION OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA } SS.
COUNTY OF PINAL }

KNOW ALL MEN BY THESE PRESENTS:

MAP #7, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY
DEDICATE AND CONVEY TO THE PUBLIC THE BOARDWALK ESTATES, AS SHOWN AND
PUBLISHED IN TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN AND PLATED HEREON AND HEREBY
PUBLISHES THIS PLAT AS, AND FOR THE PLAT OF SAID FINAL PLAT FOR
BOARDWALK ESTATES AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE
BOUNDARIES OF SAID ESTATES AND THAT EACH LOT, TRACT AND STREET SHALL BE
KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID
PLAT AND HEREBY CERTIFIES THAT SAID PLAT AND THE ESTATES THEREON, AS
SHOWN AND PUBLISHED HEREON, ARE IN ACCORDANCE WITH THE ARIZONA
DEED RECORDS ACT, AND THAT THE ESTATES ARE DEDICATED FOR THE PURPOSES SHOWN.

TRACTS A, B, C, D, E AND F ARE NOT TO BE CONSIDERED TO BE DEDICATED TO THE
PUBLIC OR TO BE OPENED TO NAVIGATION OR TO BE USED FOR ANY OTHER PURPOSE
ASSOCIATION FOR ITS USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND SAID ASSOCIATION
SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.

THE DRAINAGE CHANNEL WITHIN THE EAST SIDE OF THE DESERT WET DRIVE
ALIGNMENT IS TO BE MAINTAINED BY THE BOARDWALK ESTATES HOMEOWNERS'
ASSOCIATION.

IN WITNESS WHEREOF:

THAT MAP #7, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS
HEREBY CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY
THE SIGNATURE OF THE UNDERSIGNED OFFICER THERE TO:

DULY AUTHORIZED THIS _____ DAY OF _____, 20____

MAP #7, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
Keith Vanderhulst

ITS: _____

ACKNOWLEDGEMENT

STATE OF _____) S.S.
COUNTY OF _____)

On this _____ day of _____, 20____, before me, the

BP: undersigned, personally appeared Keith Vanderhulst, who acknowledged himself to
be the person whose name is subscribed to the instrument within, and who
acknowledged the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

NOTARY PUBLIC _____ My Commission expires _____

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST

RECORDED IN FEE NO. 2015-014142, RECORDS OF PINAL COUNTY, ARIZONA, HEREBY
RATIFIES AND CONFIRMS THE FOREGOING DEED OF TRUST, AND ALL RIGHTS AND INTERESTS
RECORDED CONCURRENTLY HEREWITH AND EACH AND EVERY DEDICATION CONTAINED
HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS

_____ DAY OF _____, 20____.

The Bank of Hawaii, a California corporation (Beneficiary)

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF _____) S.S.
COUNTY OF _____)

On this _____ day of _____, 20____, before me, the

undersigned, personally appeared _____, who
acknowledged himself/herself 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 hereunto set my hand and official seal.

NOTARY PUBLIC _____ My Commission expires _____

SITE DATA

GROSS AREA: 19,890 ACRES - 820,750 SQ. FT.

NET AREA: 16,642 ACRES - 724,918 SQ. FT.

EXISTING ZONING: MAP

PROPOSED ZONING: 7N-40

PROPOSED LOTS: 15

PROPOSED TRACTS: 5

FLOOD ZONE

According to FEMA Flood Insurance Rate Map, Map Number 14021C02015E, dated

December 4, 2007, the subject property is located in Zone X (shaded). Zone X

(shaded) is defined as "areas of 0.2% annual chance flood areas of 1% annual chance

flood with average depths of less than 1 foot or with drainage areas less than 1

square mile, and areas protected by levees from 1% annual chance flood.

SHEET INDEX

SHEET 1: DEDICATIONS & APPROVALS

SHEET 2: NOTES, LANE TABLE, PARENT PARCEL DESCRIPTION,

REFERENCE DOCUMENTS

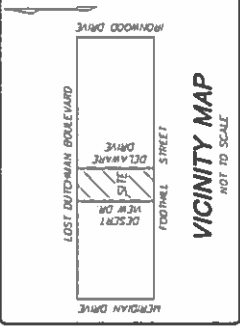
SHEET 3: PLAT

SHEET 4: PLAT

SHEET 5: EXISTING EASEMENT DESCRIPTION

SHEET 6: LOT & TRACT AREAS, TRACT INFORMATION

SHEET 7: LOT & EASEMENT DETAILS



APPROVALS

This Final Plat has been submitted for conformance with the requirements of
the Land Development Code and any other applicable ordinance and
regulations and that assurances have been provided for improvements in the
amount of \$ _____

DEVELOPMENT SERVICES PROJECT ENGINEER _____ DATE _____

Approved by the Council of the City of Apache Junction, Arizona this

day of _____, 20____. And the City Council accepts
the Final Plat as submitted herein, and the City Clerk shall
have a Certificate of Assured Water Supply as required by Arizona
Revised Statutes 45.278 or evidence that the area has been designated by the
Arizona Department of Water Resources as having an assured water supply.

BY: _____ MAYOR _____ DATE _____

Attest: _____ CITY CLERK _____ DATE _____

SURVEYOR'S STATEMENT

This is to certify that the plat is a true and correct representation of all the
interior boundaries of land surveyed and the subdivision of it. That I
have prepared the description of the land shown on the plat and I
hereby certify to its correctness and that all lots are sized or will
be sized to conform with the requirements of the Arizona Department of
Water Resources and are set or will be set within one (1)
year after recording.

C. Bryan Gotschberger
P.L.S. #31020



**-PRELIMINARY-
NOT FOR
CONSTRUCTION
OR RECORDING**

FINAL PLAT FOR

BOARDWALK ESTATES

STATEWIDE SERVICE IN ARIZONA

www.allianceaz.com

PHOENIX 480.480.4800

ALLIANCE

LAND PLANNING, LLC

PHOENIX 480.480.4800

ALLIANCE

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PHOENIX 480.480.4800

ALLIANCE

LAND PLANNING, LLC

PHOENIX 480.480.4800

ALLIANCE

SURVEY NOTES

[illegible]

SURVEY NOTES

1. This survey and the description used are based on a Commitment for Title Insurance issued by Stewart Title & Trust of Phoenix, Inc., issuing dated 08/26/2015. The Commitment number is 03001-079823, dated October 7, 2015.
2. BASIS OF BEARING: The monument at One Delamar Drive, also being the corner of the intersection of Delamar Drive and the intersection of South 00 degrees 00 minutes 00 seconds West, 100 feet, as shown on Survey, recorded in Book 6, Page 189, P.C.R.
3. The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
4. The maintenance of landscaping within the public right-of-way to the back of curb shall be the responsibility of the Homeowners Association or the abutting lot, tract or parcel owner.
5. Construction within utility and federal power easements shall be limited to utilities, removable fences and driveways.
6. No structures, earthwork or other construction will be carried out in drainage paths or retention basins as shown on the approved plans. Any structures or retention basins shall be approved by the City of Tempe Services Project Engineer. Fencing will be limited to wire-strand or break-away sections that cannot impede water flow or collect debris which could impede water flow. Vegetation shall not be planted nor structures or other construction be placed in drainage paths or retention basins which would impede the flow of water.
7. All lots not dedicated to the City of Tempe shall be approved in accordance with the approved plans and dedicated to the Homeowners Association after recordation of the plat.
8. Maintenance of the drainage areas within the tracts and easements shall be the responsibility of the Boardwalk Estates Homeowners Association. Should the Association not adequately maintain them, the governing authority shall be responsible for the maintenance of the drainage easement. The easement is located, at its discretion, may enter upon and maintain the drainage areas, and charge the Homeowners Association the cost of the maintenance.
9. The corners of the Lots and Tracts shown herein are to be set with a 1/2" rebar with cap L.S. 31020 and a 4" rebar and top L.S. 31000 unless otherwise noted.
10. Due to the right of way line being on the back of the existing concrete abutment curb, the front property corners for each lot have been set with a 1/2" rebar with cap L.S. 31020 and a 4" rebar and top L.S. 31000 stamped "MC" letters cast in the concrete.

PARENT PARCEL DESCRIPTION

- Parcel No. 1
The North half of the Southeast quarter of the Northwest quarter of Section 18, Township 1 North, Range 8 East of the C&G and Salt River Base and Meridian, Pinal County, Arizona. Excepting therefrom all oil, gas and other mineral deposits as reserved in the Patent recorded in Docket 2001, page 350.
- Parcel No. 2
The South half of the Southeast quarter of the Northwest quarter of Section 18, Township 1 North, Range 8 East of the C&G and Salt River Base and Meridian, Pinal County, Arizona. Excepting therefrom all oil, gas and other mineral deposits as reserved in the Patent recorded in Docket 1997, page 190.
- Parcel No. 3
The South half of the Northwest quarter of the Northwest quarter of Section 18, Township 1 North, Range 8 East of the C&G and Salt River Base and Meridian, Pinal County, Arizona. Excepting therefrom all oil, gas and other mineral deposits as reserved in the Patent recorded in Docket 2012, page 322.
- Parcel No. 4
The North half of the Northwest quarter of the Northwest quarter of Section 18, Township 1 North, Range 8 East of the C&G and Salt River Base and Meridian, Pinal County, Arizona. Excepting therefrom all oil, gas and other mineral deposits as reserved in the Patent recorded in Docket 2012, page 94.

REFERENCE DOCUMENTS

R.O.S PER BOOK 11, PAGE 28, P.C.R.
R.O.S PER BOOK 8, PAGE 199, P.C.R.
R.O.S PER BOOK 19, PAGE 101, P.C.R.
R.O.S PER FEE NO. 2012-068172, P.C.R.

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Figure 2

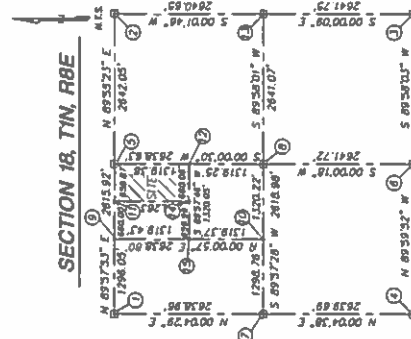
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End Survey Monument
(See Monument Table)

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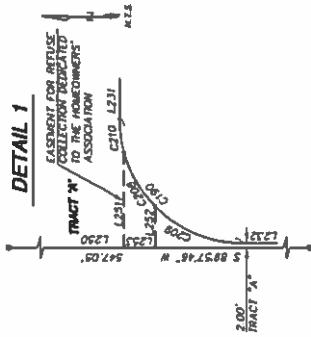


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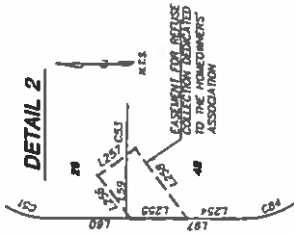
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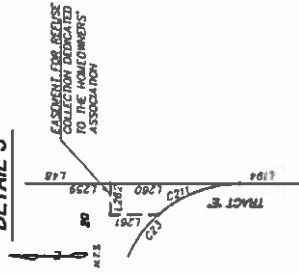
DETAIL 1



DETAIL 2



DETAIL 3



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