



City of Litchfield Park

General Plan Amendment Application

FOR STAFF USE ONLY:

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TYPE OF AMENDMENT

- Text Amendment
- Major Amendment
- Specific Plan-Amendment
- Map Amendment
- Minor Amendment
- Specific Plan-Adoption

PROPERTY INFORMATION

Property Location/Address: NWC Litchfield Road & Village Parkway

Development/Project Name: Wigwam Property

Parcel Size (Gross Acreage/Sq. Ft.): 34.15

Existing Land Use: Commercial, Resort, Golf Course, Open Space Proposed Land Use: High Density Residential

PROPERTY OWNER:

Owner of Record: (Print): Wigwam Town Parcels LLC, Wigwam Joint Venture LP

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:

NWC Litchfield Road and Village Parkway

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 - 73 - 625, 501-68-761, 501-68-763, 501-68-119H
501-68-115S

Property Information: The property contains 34.3 gross acres (includes right-of-way to the centerline of adjacent street or alley) and 31.1 net acres (excludes the referenced right-of-way).

Property Ownership: Subject Property is owned by:

Name Wigwam Town Parcels LLC

Name Wigwam Joint Venture LP

Address

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

Address

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Bldg. 2, Ste. 1270

Phoenix, AZ 85016

Phoenix, AZ 85016

Phone Number(s)

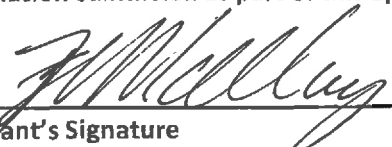
Phone Number(s)

602-224-2347

602-224-2347

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 A
HIGH DENSITY RESIDENTIAL (HDR)**



DATE 2-19-14
JOB NO.2013-201
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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 NORTH 89 DEGREES 41 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 21, A DISTANCE OF 378.41 FEET;

THENCE NORTH 00 DEGREES 18 MINUTES 48 SECONDS EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 961.75 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF VILLAGE PARKWAY AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 89 DEGREES 40 MINUTES 40 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 256.29 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 558.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32 DEGREES 19 MINUTES 44 SECONDS, A DISTANCE OF 314.85 FEET;

THENCE NORTH 05 DEGREES 56 MINUTES 56 SECONDS WEST, LEAVING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 26.82 FEET;

THENCE NORTH 44 DEGREES 22 MINUTES 22 SECONDS EAST, A DISTANCE OF 981.40 FEET;

THENCE SOUTH 68 DEGREES 03 MINUTES 55 SECONDS EAST, A DISTANCE OF 272.39 FEET;

THENCE NORTH 87 DEGREES 14 MINUTES 02 SECONDS EAST, A DISTANCE OF 862.12 FEET;

THENCE NORTH 63 DEGREES 24 MINUTES 06 SECONDS EAST, A DISTANCE OF 281.63 FEET;

THENCE NORTH 49 DEGREES 12 MINUTES 18 SECONDS EAST, A DISTANCE OF 146.63 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LITCHFIELD ROAD;

THENCE SOUTH 00 DEGREES 23 MINUTES 00 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 542.11 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 00 SECONDS WEST, LEAVING SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 91.14 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 67 DEGREES 09 MINUTES 20 SECONDS WEST, A RADIAL DISTANCE OF 150.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24 DEGREES 45 MINUTES 43 SECONDS, A DISTANCE OF 64.83 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 95.98 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 137 DEGREES 20 MINUTES 56 SECONDS, A DISTANCE OF 230.08 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 33 SECONDS EAST, A DISTANCE OF 62.37 FEET TO A POINT ON SAID 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 193.37 FEET;

THENCE SOUTH 45 DEGREES 17 MINUTES 23 SECONDS WEST, LEAVING SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 29.68 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF VILLAGE PARKWAY;

THENCE NORTH 89 DEGREES 40 MINUTES 40 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 623.47 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44 DEGREES 24 MINUTES 55 SECONDS, A DISTANCE OF 93.02 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 125.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44 DEGREES 24 MINUTES 55 SECONDS, A DISTANCE OF 96.90 FEET;

THENCE NORTH 89 DEGREES 40 MINUTES 40 SECONDS WEST, A DISTANCE OF 600.00 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 125.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48 DEGREES 36 MINUTES 24 SECONDS, A DISTANCE OF 106.04 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48 DEGREES 36 MINUTES 24 SECONDS, A DISTANCE OF 101.80 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

EXCEPT THE FOLLOWING

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 687.29 FEET;

THENCE NORTH 00 DEGREES 19 MINUTES 17 SECONDS EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 1059.69 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 89 DEGREES 40 MINUTES 40 SECONDS WEST, A DISTANCE OF 170.28 FEET;

THENCE NORTH 00 DEGREES 17 MINUTES 03 SECONDS WEST, A DISTANCE OF 70.42 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 10 DEGREES 50 MINUTES 36 SECONDS WEST, A RADIAL DISTANCE OF 193.99 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45 DEGREES 25 MINUTES 04 SECONDS, A DISTANCE OF 153.77 FEET;

THENCE NORTH 33 DEGREES 44 MINUTES 27 SECONDS EAST, A DISTANCE OF 63.39 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 57 SECONDS EAST, A DISTANCE OF 16.63 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 72 DEGREES 08 MINUTES 49 SECONDS EAST, A RADIAL DISTANCE OF 105.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17 DEGREES 31 MINUTES 51 SECONDS, A DISTANCE OF 32.13 FEET;

THENCE SOUTH 00 DEGREES 19 MINUTES 20 SECONDS WEST, A DISTANCE OF 175.36 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 1,328,545 SQUARE FEET OR 30.499 ACRES

