SUBJECT: This a request for an amended subdivision plat for RANDALL MANOR, located at 2168 East Balboa Drive.

DOCUMENT NAME: 20080207dsjc01

SUPPORTING DOCS: Yes

COMMENTS: Request by the RANDALL MANOR (PL070473) (Randall Manor, applicant), located at 2168 East Balboa Drive, in R1-6, Single-Family Residential, for the following:

SBD07047 – Amended subdivision plat of a line adjustment on Lot 1 and Lot 2 consisting of .3299 net acres.

PREPARED BY: Jon Christopher, Planner II (480-350-8438)

REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)
Chris Anaradian, Development Services Department Manager (480-350-2204)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, with conditions (1)

ADDITIONAL INFO: The subject site is located on Balboa Drive, just west of Price Road. The applicant is requesting a lot line adjustment for lot 176 and lot 177 that consists of .3299 acres. The proposed lot 177 adjustment will consist of a new custom development.

Gross site area .3299 acres
Number of Lots 2
Zoning R1-6
PAGES:
1. List of Attachments
2. Comments, Reasons for Approval/Conditions of Approval; History & Facts/ZDC Reference

ATTACHMENTS:
1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4-5. Subdivision Map
COMMENTS: The subject site is located on Balboa Drive, just east of Price Road. The site is surrounded by R-3R (Multi-Family Residential Restricted), R1-4 (Single-Family Residential), and R1-6 (Single-Family Residential). The applicant is proposing a lot line adjustment which is located between lot 176 and lot 177. The lot line in lot 176 will be moving ten (10) feet west from the lot 177. With this adjustment on the lots, the applicant is planning to build a custom designed home on lot 177.

The proposed plat meets the minimum required technical standards of Tempe City Code Chapter 30 Subdivisions. Therefore, staff recommends approval of this request subject to conditions.

REASON(S) FOR APPROVAL: 1. The proposed Subdivision plat needs the minimum required technical standards of Tempe City Code Chapter 30 Subdivisions.

CONDITION(S) OF APPROVAL: 1. The Subdivision Plat for Randall Manor shall be put into proper engineered formal with appropriate signature blanks and recorded with the Maricopa County Recorder’s Office through the City of Tempe’s Development Services Department on or before February 07, 2009. Failure to record the plat within one year of Council approval shall make the plat null and void.

HISTORY & FACTS: None pertinent to this case.

ZONING AND DEVELOPMENT CODE REFERENCE: Section 6-307 Subdivisions, Lot splits and adjustments
2102 East Balboa Drive
Tempe, Arizona 85282

October 31, 2007

City of Tempe Arizona

We are making a submittal to replat Lots 176 and 177 in Shalimar Addition #4.

The replatting moves the lot line of Lot #176 to become 85 feet frontage instead of 95 feet; and adding that 10 feet frontage to the West 52 feet of Lot #177 to make that lot 62 feet frontage.

We plan to use this recreated lot (#177) to build ourselves a custom home.

Thank you,

J. Mark and Alonna Randall
RANALD MANOR
A REPLAT OF LOT 176 AND A PORTION OF LOT 177 OF SHALMAR ESTATES ADDITION No. 4 AS RECORDED IN BOOK 132 OF MAPS, PAGE 5, MARICOPA COUNTY RECORDS, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION


ACKNOWLEDGMENT

ON THIS __________ DAY OF __________, 2008 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED J. MARK RANDALL AND ALONNA RANDALL, WHO ACKNOWLEDGE THEMSELVES TO BE THE OWNERS, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

J. MARK RANDALL AND ALONNA RANDALL
BY: __________ DATE: __________
BY: __________ DATE: __________

IT'S OWNERS

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: __________ NOTARY PUBLIC MY COMMISSION EXPRES

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

LOT 176 AND THE WEST 53.00 FEET OF LOT 177, SHALMAR ESTATES ADDITION No. 4, AS RECORDED IN BOOK 132 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY ARIZONA.

OWNER/DEVELOPER

J. MARK & ALONNA RANDALL
2122 E BALDWIN DRIVE
TEMPE, AZ 85282
TEL: (480) 836-2969

BENCHMARK

ADOT BRASS CAP FLUSH AT THE EAST PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, T.1N., R.4E., CITY OF TEMPE DATUM, HAVING AN ELEVATION OF 1194.40'

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, T.1N., R.4E., HAVING A BEARING OF SOUTH 00'00" EAST.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF TEMPE, ARIZONA, THIS __________ DAY OF __________, 2008

BY: __________ MAYOR DATE: __________
ATTEST: __________ CITY CLERK DATE: __________
BY: __________ CITY ENGINEER DATE: __________
BY: __________ DEVELOPMENT SERVICES DATE: __________

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLANTED HEREIN WAS MADE UNDER MY DIRECTIONS DURING THE MONTH OF OCTOBER, 2007, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JOHN E. PETERSEN, R.S., 33B77

GENERAL NOTES

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNED AS HAVING AN assured WATER SUPPLY.
2. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE, UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
3. LOT CORNERS TO BE SET WITH 1/2" REBAR. R.S.$35877

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADeD X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER DM213C-2170 C, DATED SEPTEMBER 30, 2005, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.