Staff Summary Report

Tempe

City Council Meeting Date: 02/19/09 **Agenda Item Number:**

SUBJECT: Request for a Final Subdivision Plat for TEMPE ONE located at 1717 West 16th Street.

DOCUMENT NAME: 20090219dsjc02 **PLANNED DEVELOPMENT (0406)**

SUPPORTING DOCS: Yes

COMMENTS: Request by the **TEMPE ONE (PL080371)** (Tempe One Investors, Gabriela Cianni, property owner, A.J. Wadsworth, Superior Surveying Services, Inc, applicant), located at 1717 West 16th Street in the GID, General Industrial District. The request includes the following:

SBD08035 - Final Subdivision Plat combining nine (9) lots into one (1).

PREPARED BY: Jon Christopher, Planner II (480-350-8436)

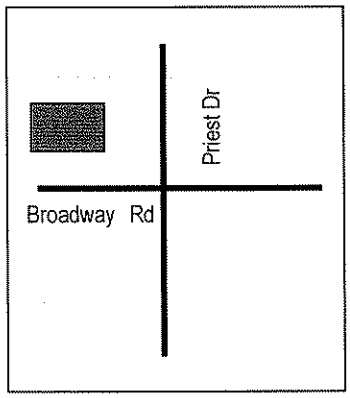
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)
Chris Anaradian, Development Services Manager (480-858-2204)

LEGAL REVIEW BY: Teresa Voss, Assistant City Attorney (480-350-8814)

FISCAL NOTE: N/A

RECOMMENDATION: **Staff – Approval subject to conditions**

ADDITIONAL INFO: The Tempe One site is located north of Broadway Road, just west of Priest Drive. The applicant is requesting to create one (1) lot by combining nine (9) lots totaling 8.84 acres. The objective for this final subdivision plat is to allow the property to be addressed on one street frontage.



Gross site area	8.84 acres
Number of lots	1
Zoning	GID

PAGES:

1. List of Attachments
2. Comments; Reason for Approval/Conditions of Approval; History & Facts/Description; Zoning and Development Code

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3 Letter of Intent
4-6. Subdivision Map

COMMENTS:

The Tempe One site is located north of Broadway Road, just west of Priest Drive. The applicant states the goal of the request is to re-address the property so that there is a singular address on 17th Street.. The current addressing scheme is confusing in that it involves two (2) separate addresses on two (2) different streets.

Based on the addressing issue, a final subdivision plat would be the solution. The replat would combine nine (9) existing parcels into one (1) lot consisting of 8.84 acres. The proposed plat meets the minimum required technical standards of Tempe City Code Chapter 30, subdivisions. Staff recommends approval of this request subject to one (1) condition of approval.

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REASON(S) FOR APPROVAL:

1. The plat has access to public streets and meets the technical requirements of the Tempe City Code Chapter 30, Subdivisions.

CONDITION(S) OF APPROVAL:

1. The Subdivision Plat shall be put into proper engineered format 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 19, 2010. Failure to record the plan within one (1) year of City Council approval shall make the plan null and void.

HISTORY & FACTS:

March 10, 1998	The City of Tempe Development Services Department Design Review Board staff has approved the request for a revised site and landscape plan for Bank One, Building B located at 1717 West 16th Street.

DESCRIPTION:

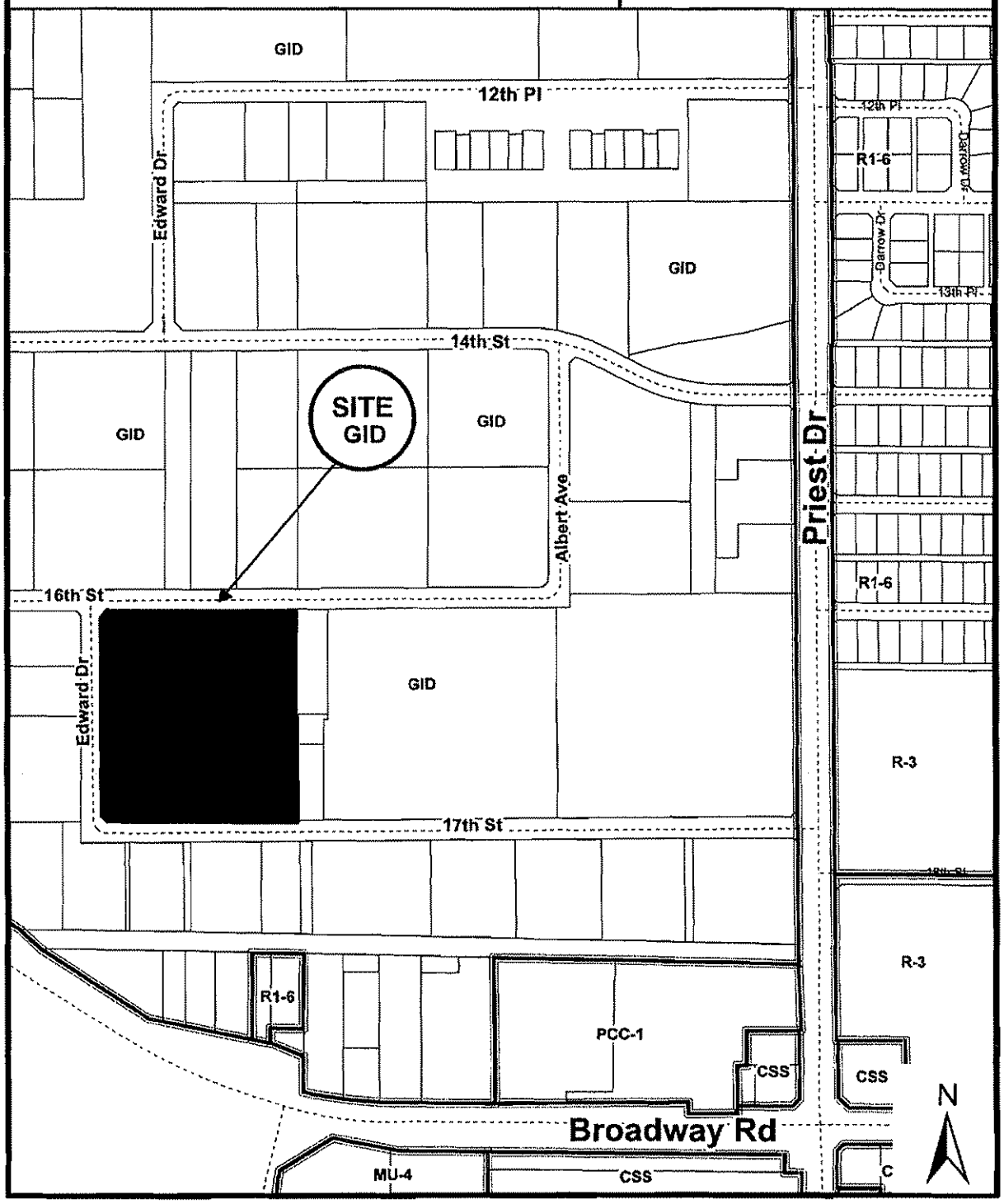
Owner – Gabriela Cianni, Tempe One Investors
Applicant – A.J. Wadsworth,
Existing zoning – GID
Total site area – 8.84 acres
Total Number of proposed Lots - 1

ZONING AND DEVELOPMENT CODE REFERENCE:

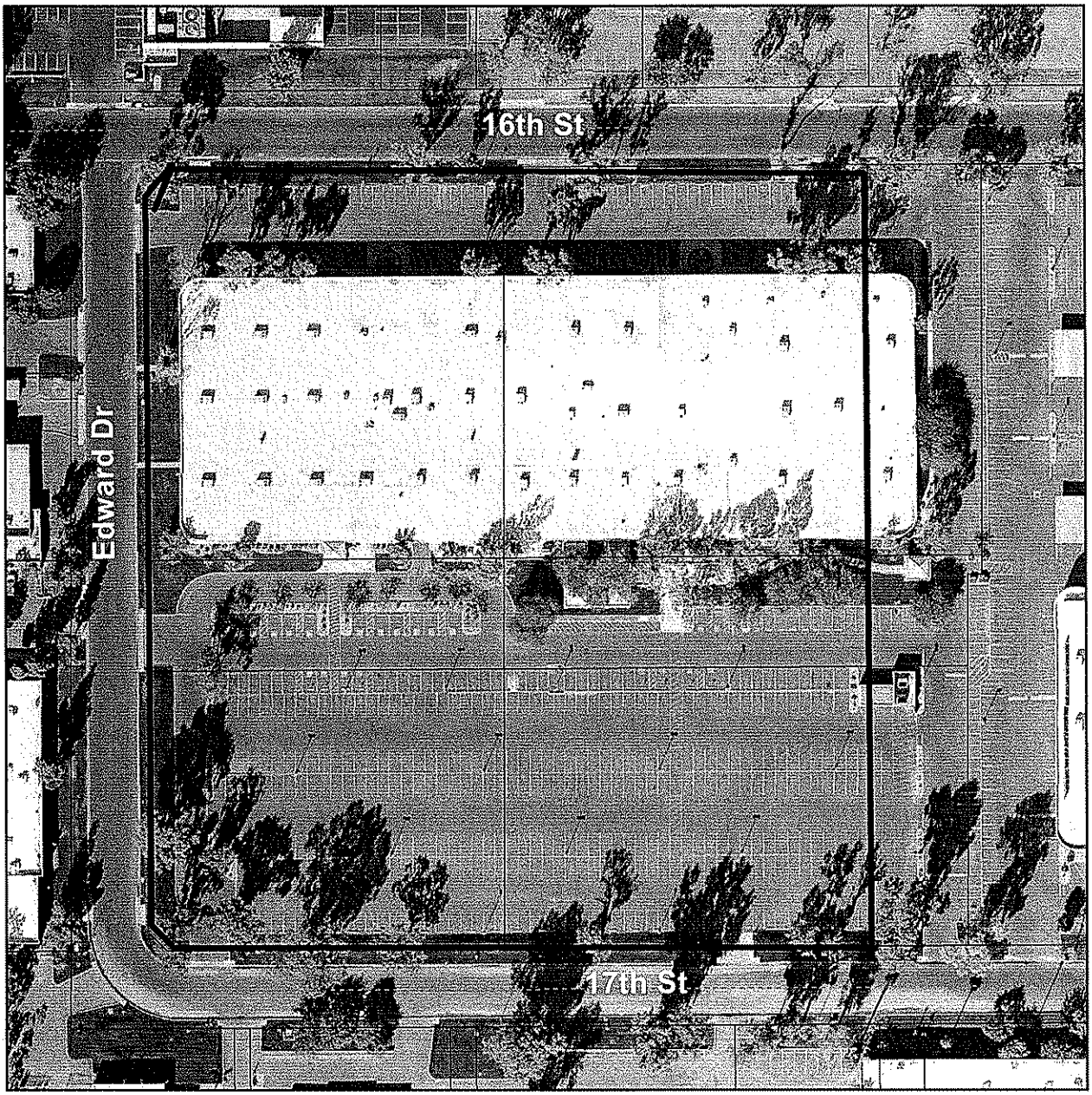
Section 6-307, Subdivisions, Lot Splits and Adjustments

Tempe

TEMPE ONE	PL080371



Location Map



TEMPE ONE (PL080371)

Superior Surveying Services, Inc.
Professional Land Surveying ♦ Arizona ♦ California ♦ Nevada

21415 North 23rd Avenue ♦ Phoenix, Arizona 85027
Phone: (623)869-0233 ♦ Fax: (623)869-0726
info@ssinaz.com

Randy S. Delbridge, President
A. J. Wadsworth, Vice President
David S. Klein, Vice President

October 29, 2008

City of Tempe
Development Services Department
31 E 5th Street, Garden Level
Tempe, Az 85281

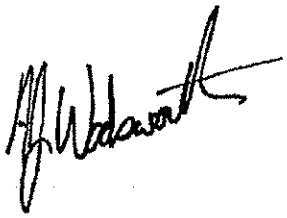
RE: 1717 W 16TH Street (SSSI # 280910)

To Whom It May Concern:

The purpose of this re-plat is to combine the nine existing tax parcels into one new 8.840 acre Lot. According to the Planning Department, this needs to be done as a zoning requirement for the owner to re-address the property on 17th Street and build a new monument sign.

Regards,

A.J. Wadsworth, R.L.S. 37936
Vice President
Superior Surveying Services, Inc.



TEMPE ONE

A REPLAT OF LOTS 38, 39, 46 AND 47 AND PORTIONS OF LOTS 37 AND 45, "HOHOKAM INDUSTRIAL PARK UNIT II", AS RECORDED IN BOOK 174 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS:

THAT TEMPE ONE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS REPLATTED UNDER THE NAME OF "TEMPE ONE", LOTS 38, 39, 46 AND 47 AND PORTIONS OF LOTS 37 AND 45, "HOHOKAM INDUSTRIAL PARK UNIT II", AS RECORDED IN BOOK 174 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND HEREBY PUBLISHES THIS PLAT OF "TEMPE ONE" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREETS, ROADS, AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH ROADS, STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF _____ } ss

ON THIS _____ DAY OF _____ 2009, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JEFFREY A. SAFCHIK, AS PRESIDENT WHO ACKNOWLEDGED HIMSELF TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING TO THE INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: _____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

TEMPE ONE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ _____
JEFFREY A. SAFCHIK DATE
ITS: PRESIDENT

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

SEE SHEET 2 OF 3 FOR DESCRIPTION

OWNER/DEVELOPER

TEMPE ONE INVESTORS, LLC
c/o GREENSTREET REAL ESTATE PARTNERS, L.P.
2601 SOUTH BAYSHORE DRIVE, SUITE 900
COCONUT GROVE, FL 33133

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SECTION 20. HAVING AN ELEVATION OF 1148.29, CITY OF TEMPE DATUM.

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20, USING A BEARING OF NORTH 89 DEGREES 37 MINUTES 00 SECONDS EAST AS BASED ON MEASUREMENTS MADE FROM THE MONUMENT LINE OF 17TH STREET, AS SHOWN ON HOHOKAM INDUSTRIAL PARK UNIT 2, RECORDED IN BOOK 174 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA

ON THIS ____ DAY OF _____, 2009.

BY: _____ _____
MAYOR DATE

ATTEST: _____ _____
CITY CLERK DATE

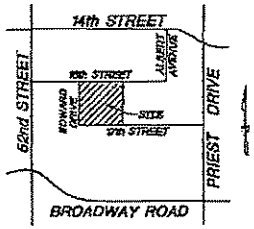
BY: _____ _____
CITY ENGINEER DATE

BY: _____ _____
DEVELOPMENT SERVICES DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 2008; THAT THE SURVEY IS TRUE AND AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

A.J. WADSWORTH
R.L.S. 37936



VICINITY MAP

NOT TO SCALE

LEGEND

RIGHT-OF-WAY LINE	
PROPERTY LINE	
EASEMENT LINE	
MONUMENT LINE	
SUBDIVISION CORNER FOUND OR SET AS NOTED	
FOUND BRASS CAP IN HANDHOLE	
SURVEY MONUMENT FOUND AS NOTED	
PROPERTY CORNER PIN TO BE SET	•
MARICOPA COUNTY RECORDER	M.C.R.
ASSESSOR PARCEL NUMBER	A.P.N.
CITY OF TEMPE	COT
RECORD	(R)
MEASURED	(M)
CALCULATED	(C)

FLOOD PLAIN

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C 2165 H, DATED SEPTEMBER 30, 2005. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

Superior Surveying Services, Inc.
Professional Land Surveying
21415 North 23rd Avenue, Phoenix, Arizona 85027
Phone (623) 869-0223 Fax (623) 869-0726

TEMPE ONE
TEMPE, AZ 85282

SHEET 2 OF 3
DATE 11/24/08
JOB NO. 28010

DS081154 SBD08035 REC08053

REC08053 SBD08035 DS081154

ATTACHMENT 4

TEMPE ONE

RATIFICATION

STATE OF NORTH CAROLINA)
)ss
COUNTY OF _____)

BANK OF AMERICA, N.A., OWNER AND HOLDER OF A DEED OF TRUST LIEN AGAINST THE PROPERTY REFLECTED ON THIS PLAT, DOES HEREBY RATIFY SAID PLAT AND THE EASEMENTS SHOWN HEREON, AND HEREBY CONFIRMS THAT IT IS THE PRESENT OWNER OF SAID LIEN AND THAT IT HAS NOT ASSIGNED OR ENCUMBERED ALL OR ANY PART OF SAID LIEN.

ACKNOWLEDGMENT

STATE OF _____)
)ss
COUNTY OF _____)

ON THIS _____ DAY OF _____ 2009, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED DOUG BOSE, WHO ACKNOWLEDGED HIMSELF TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING TO THE INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: _____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

BANK OF AMERICA, N.A.

BY: _____ _____
JEFFREY A. SAFCHIK DATE

ITS: _____

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

LOTS 38, 39, 46 AND 47 AND THOSE PORTIONS OF LOTS 37 AND 45, HOHOKAM INDUSTRIAL PARK UNIT II, ACCORDING TO BOOK 174 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 37, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 37, A DISTANCE OF 87.33 FEET;

THENCE SOUTH, PARALLEL TO AND 87.33 FEET EAST OF THE WEST LINE OF LOT 37, A DISTANCE OF 315 FEET;

THENCE WEST, PARALLEL TO AND 15 FEET SOUTH OF THE NORTH LINE OF SAID LOT 45, A DISTANCE OF 11 FEET;

THENCE SOUTH, PARALLEL TO AND 76.33 FEET EAST OF THE WEST LINE OF SAID LOT 45, A DISTANCE OF 285 FEET TO A POINT ON THE SOUTH LINE OF LOT 45;

THENCE WEST, ALONG THE SOUTH LINE OF LOT 45, TO THE SOUTHWEST CORNER OF SAID LOT 45;

THENCE NORTH, ALONG THE WEST LINES OF LOT 45 AND 37 TO THE TRUE POINT OF BEGINNING.

NOTES

1) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

2) LOT CORNERS HAVE BEEN SET WITH 1/2" REBAR, CAPPED R.L.S.# 37936, UNLESS OTHERWISE NOTED.

3) ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

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Phone (623) 869-0323 Fax (623) 869-0724

TEMPE ONE
TEMPE, AZ 85282

SHEET 2 OF 3
DATE: 11/24/08

DS081154 SBD08035 REC08053

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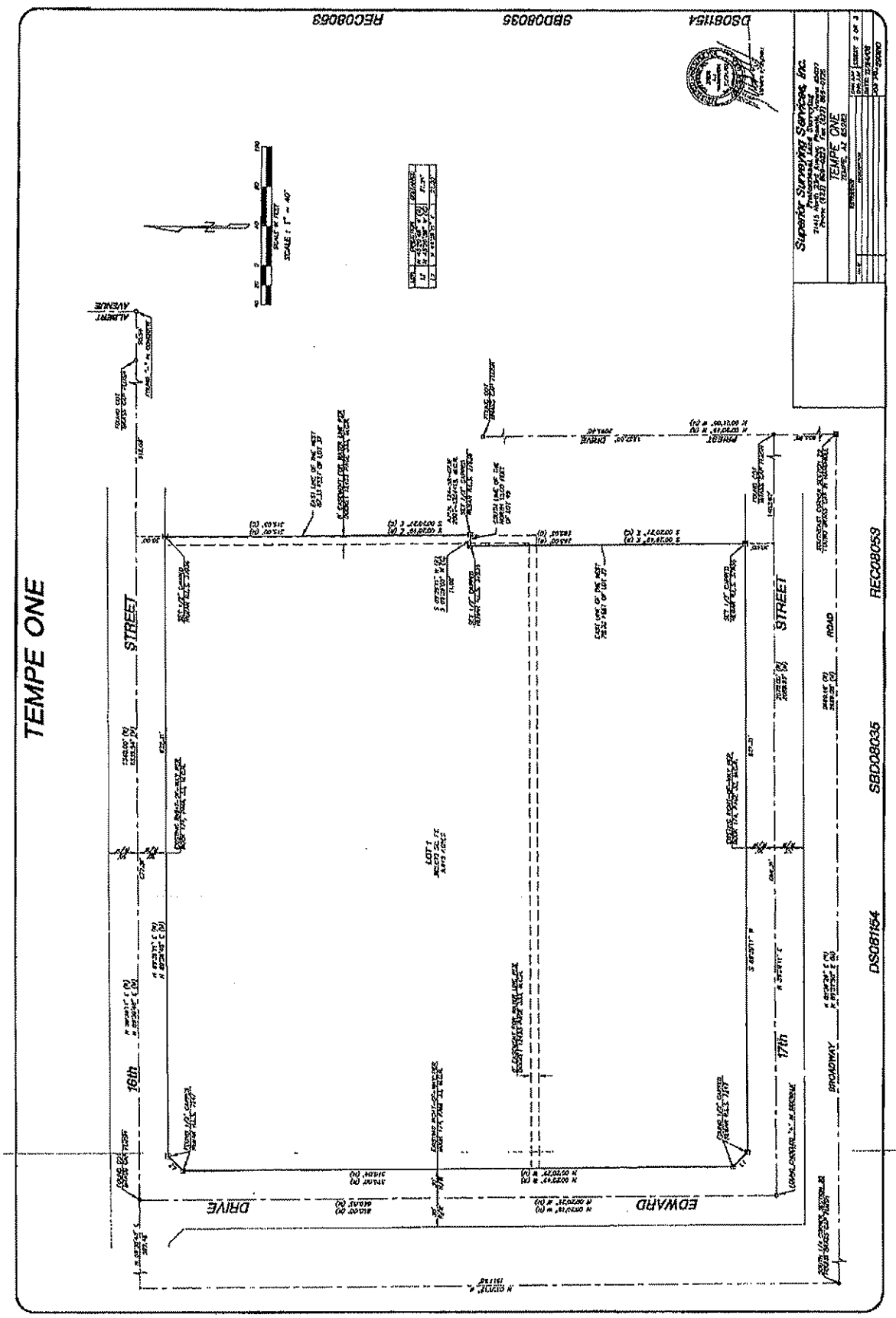
ATTACHMENT 5



ATTACHMENT 6